



West London Small Sites SHLAA

Part A: Appendix
West London Alliance
November 2018

WEST LONDON ALLIANCE
Small Sites SHLAA For West London

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Part A report: Appendix

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Appendix 1: Small Sites

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APPENDIX 2 - Development Plan Policies and Guidance

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Borough Name	Development Plan or SPD Name	Date Adopted	Relevant Policy name / number (leave blank for SPDs)	Summary
LB Barnet				
	Local Plan Development Management Policies	September 2012	<p><u>DM01</u> (Protecting Barnet’s Character and Identity)</p> <ul style="list-style-type: none"> - (b) requirement for understanding of local character - (h) Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate. - (i) Loss of houses in roads characterised by houses will not normally be appropriate. <p><u>DM07</u></p> <p>Loss of residential accommodation will not be permitted unless:</p> <ul style="list-style-type: none"> a. the proposed use is for a local facility (children’s nursery, educational or health use) provided that it is not detrimental to residential amenity and; b. where need can be demonstrated and; c. the demand for the proposed use cannot adequately be met elsewhere and is in line with other policies or; d. the location is no longer environmentally suitable and viable for residential use or; e. it involves identified regeneration areas with large scale demolition of housing and estates which provides for the net replacement of the total residential units. <p><u>DM05</u></p> <p>Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for tall buildings will need to demonstrate:</p> <ul style="list-style-type: none"> i. an active street frontage where appropriate 	<p>-Policy DM01 may be viewed as restrictive in terms of limiting the opportunities for change in areas of existing residential character. Roads characterised by housing may be regarded as a general definition and difficult to operate in practice. Operation of Policy DM01 seeks to strongly protect the contribution of garden land to existing character.</p> <p>-Positivity expressed towards residential growth and restricting change of use away from residential use</p> <p>- Para 10.3.2 of supporting text seeks to justify the policy protection for HMOs, recognising that these are an important source of low-cost, private sector housing and therefore proposals for conversion of HMO dwellings to flats will be expected to demonstrate the absence of need for this type of accommodation.</p>

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			<p>ii. successful integration into the existing urban fabric iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline iv. not cause harm to heritage assets and their setting v. that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm. Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape.</p> <p><u>DM08</u> – Ensuring a variety of sizes of new homes - For private housing homes with 4 bedrooms (highest) and 3 bedrooms (medium) represent priorities for dwelling size. Development should look to provide an appropriate mix</p> <p><u>DM09</u> – Specialist Housing (including HMOs) -The council will seek to retain existing HMO provided that they meet an identified housing need.</p> <p><u>DM17</u> – Parking Standards (part G(1)) i. 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms); ii. 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and iii. 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).</p>	<p>- Policy DM08 does not appear unduly restrictive on dwelling mix in new small developments</p> <p>- Policy on tall buildings is restrictive but expected outside of strategic locations in an outer-London borough</p> <p>- Car parking standards in DM17 are not PTAL dependant, unlike the London Plan standards. The majority of Barnet falls in PTALs 1 and 2. Parking standards in the London Plan for Outer London PTALs 1-2 are 1.5-1 space per dwelling. Standards in the Barnet Plan are mostly compliant with this. However, areas around Town Centres have higher PTALs, to which Barnet applies the same standard, whereas the London Plan specifies lower standards (0.5 spaces per dwelling in Outer London PTAL 4).</p>
	Local Plan	September 2012	<p><u>CS5</u> Proposals for tall buildings will be considered in accordance with DM05 – Tall Buildings, London Plan Policy 7.7 – Location and Design of Tall and Large Buildings and Guidance on Tall Buildings (2007) by English Heritage and CABE</p>	<p>- Policy CS5 is prescriptive about the location of tall buildings and the conditions upon which they can be built</p>

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			Outside of these specific locations (listed), proposals for tall buildings will not be supported.	
	Mill Hill East Area Action Plan	January 2009	<u>MHE2</u> Residential densities will vary across the site from 35dph to 145dph (150-450 hr/ha) to reflect local characteristics. A net average density of around 85 dph is proposed	- The density of residential development is somewhat constrained by the boundaries and proposed average set by the borough.
	Colindale Area Action Plan	March 2010	No additional policies.	
	Unitary Development Plan: Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework	December 2005	<u>Policy GCrick</u> The Cricklewood, Brent Cross and West Hendon Regeneration Area will be a major focus for the creation of new jobs and homes. <u>Policy C1</u> The council will seek the comprehensive development of the Cricklewood, Brent Cross and West Hendon Regeneration Area.	- Policies GCrick and C1 strategically focus development in a particular area of Barnet, to develop the area in a comprehensive, rather than piecemeal way.
	Residential Design Guidance SPD	October 2016	<u>Achieving Appropriate Density</u> Ensure the: -design of new residential development relates to its setting and local character -proposed density is suited to the site and to the wider context -proposal responds positively to reinforcing or improving local character. Scale, Massing and Height	- The borough are supportive of increasing density, however want to ensure that development complements the existing residential character.

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			<p>New development should recognise the scale, massing and roof form of surrounding buildings and reflect these where they are a positive attribute of the area's character... New development should reflect the existing building lines and rhythm of the street. Where uniform building heights form a distinctive character, major variations will not normally be appropriate, in particular in the middle of a row of buildings.</p>	
LB Brent				
	Core Strategy	July 2010	<p><u>CP2</u> At least 25% of all new homes should be family sized (3 bed or more)</p> <p>The council will also promote additional housing as part of mixed-use development in town centres where public transport access is good.</p> <p><u>CP6</u> Design & Density in Place Shaping - Where design is of the highest or exemplary standard, higher densities will be considered - Higher densities may be acceptable where PTAL levels would be raised as a result of development or through committed transport improvements</p> <p><u>CP17</u> Protecting and Enhancing the Suburban Character of Brent - The distinctive suburban character of Brent will be protected from inappropriate development. The council will bring forward design guidance that limits development, outside of the main town centres and away from corner plots on main road frontages, which would erode the character of suburban housing. Development of garden space and infilling of plots with</p>	<p>- Regarding Policy CP2, intensification targets may be more easily met with smaller units.</p> <p>- Local authority promoting residential development in mixed use developments is a positive step for intensification.</p> <p>- CP17 seeks to protect the suburban character of Brent by restricting some small site type development which is not consistent with existing character.</p>

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			out-of-scale buildings that do not respect the settings of the existing dwellings will not be acceptable.	
	Brent Design Guide SPD1 (emerging)	2018 (emerging)	<p><u>Heights on all other sites</u> Building heights should fit in with existing character</p> <p><u>Streetscape</u> New development should be integrated within the existing settlement and reflect existing character including building lines, front gardens, scale, massing and rhythm.</p>	<p>- Inappropriate development constitutes tall buildings in areas with existing suburban character.</p> <p>- Development should be in-keeping with existing character, including building lines, limiting intensification of backland.</p>
	Site Specific Allocations (SSA)	2011	No additional policies.	
	Development Management Policies	November 2016	<p><u>DMP14 c</u> The Council will allow the release of Local Employment Sites to non- employment uses where: - continued wholly employment use is unviable; or - significant benefits consistent with the wider objectives of the Development Plan are achieved</p> <p><u>DMP17</u> Conversion of Family Sized Dwellings To maintain family size housing conversion of a family sized home (3 bedrooms or more) to two or more other dwellings will only be allowed where the following criteria are met: a. the existing home is 130 sq.m. or more and b. it results in at least a 3-bedroom dwelling, preferably with direct access to a garden/amenity space. Exceptions to this will only be allowed where the amenity of the existing family sized home is so deficient that family occupation</p>	<p>- Positive policy to release employment land where significant benefits of wider objectives achieved (assumed potential for residential use).</p> <p>- Maintaining the residential character of the area through criteria for the conversion of family homes. This could limit intensification if many existing homes fall outside of these criteria.</p>

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			is unlikely, and it could not reasonably be changed to overcome such deficiencies.	
	Wembley Area Action Plan (AAP)	Jan 2015	No additional policies.	
	Sudbury Town Neighbourhood Plan	July 2015	No additional policies.	
LB Ealing				
	Core Strategy	April 2012	<u>1.2 (h)</u> To support higher densities in areas of good public transport accessibility.	- Borough actively encouraging higher density growth
	Development Management Development Plan Document	December 2013	<u>POLICY 7.4</u> EALING LOCAL VARIATION -LOCAL CHARACTER Planning Decisions - Development in Ealing's existing built areas should complement their; a) street sequence b) building pattern c) scale d) materials e) detailing	- This policy could restrict growth if, for instance, the level of 'scale' of a new development is seen to not complement the existing area. This may affect the extent to which the existing site can be intensified.
	Development Sites Development Plan Document	December 2013	The Development Sites: Site Selection Process (Criteria): - The size of the site is insufficient (less than 0.1 hectares) to make a significant contribution to the delivery of the Development Strategy.	- Sites of less than 0.1 hectares are regarded as not contributing significantly to the delivery of the development strategy, and so were discarded in previous site selections.
LB Harrow				

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	Core Strategy	February 2012	<p><u>4.5</u> Residential gardens are an integral part of suburban character and are an important component of the quality of life enjoyed by many outer London residents. Collectively, the Borough’s gardens provide natural drainage, in some areas are part of the functional flood plain and are recognised as an important local habitat in Harrow’s Biodiversity Action Plan (2008). Private residential gardens are excluded from the Government’s definition of previously developed land. In view of their local importance and the propensity for such sites to lead to unmanaged incremental growth, the spatial strategy directs the Borough’s development needs to be met on previously developed sites and therefore the Council will resist development on garden land.</p> <p><u>CS1 B</u> Proposals that would harm the character of suburban areas and garden development will be resisted.</p>	<p>- The Core Strategy makes clear that the borough will resist development on garden land, which is in contravention to the encouragement to build on Garden Land in the London Plan’s Policy H2 (D3). The Core Strategy views garden land as an integral feature of suburban character.</p>
	Development Management Policies	July 2013	<p><u>DM1 E</u> Development which would prejudice the future development of other parts of the site adjoining land, or which would frustrate the delivery of adopted plans and allocated sites, will be resisted.</p> <p><u>Point 2.10</u> The prevailing building height in Harrow’s residential areas is two storey, whilst the borough’s district and local centres have prevailing heights of two and three storey. As set out in the core strategy, these areas are therefore sensitive to the development of taller buildings that, by their very nature, are likely to have a greater impact on their surroundings with regards to visual impacts, and effects on the local environment including microclimate, overshadowing and character.</p>	<p>- Policy DM1 E restricts piecemeal development which would be contrary to allocated strategic development. This may be restrictive of small site type development in such areas.</p> <p>- Low building heights in the area may impact on the scale of intensification.</p> <p>- Policy DM24 seeks to optimize the output of development on previously developed land, of which may constitute small site type</p>

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			<p><u>DM 24 A c</u> The location of the site, the character of its surroundings and the need to optimise housing output on previously-developed land.</p> <p><u>DM 26 A</u> Proposals for the conversion of houses and other premises to multiple homes will be supported where they provide a satisfactory standard of accommodation and contribute positively to their surroundings.</p> <p><u>DM26 E</u> Proposals that would lead to an over-intensive conversion, or which would compromise any component of this policy, will be refused</p>	<p>development as encouraged by the London Plan Policy H2.</p> <ul style="list-style-type: none"> - The conversion of homes is supported, which supports the type of small site development which has historically occurred in the borough. - ‘Over-intensive conversion’ is a subjective term and could be seen to fall against LP Policy H2
	Site Allocations	July 2013	No additional policies.	
	Harrow and Wealdstone Area Action Plan	July 2013	<p><u>AAP5 E</u> Proposals that represent over development or fail to make an appropriate contribution to the delivery of the Area Action Plan’s objectives will be refused.</p>	- Piecemeal small site development may not contribute to the delivery of the Area Action Plan’s overall objectives.
	Residential Design Guide SPD	2010	<p><u>4.8 Local Character</u> The design and layout of new development should recognise the character of the area in which it is situated and, in applying minimum density and other policy requirements, respond to the positive features of that character.</p> <p><u>4.16 Scale, Massing and Roof Form</u></p>	<ul style="list-style-type: none"> - Design guidance ensures that new development responds to the local character. This may not be conducive to some small site intensification. - The design guidance is supportive of tall buildings, where they contribute positively to the townscapes.

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			<p>New development should recognise the scale, massing and roof form of surrounding buildings and reflect these where they are a positive attribute of the area's character.</p> <p>4.17 Tall buildings, defined as those with a height that significantly exceeds that of surrounding development, can be of townscape merit where they create new landmarks or focal points.</p>	
LB Hillingdon				
	Local Plan: Part 1 Strategic Policies	November 2012	<p><u>6.24</u> Higher densities will be most appropriate in sustainable locations with high levels of public transport accessibility. It is recognised that the application of the provisions of Table 3.2 in the London Plan (2011) and the Mayor's Housing SPG will affect different parts of the borough in different ways. As far as possible, the Council will seek to apply the Mayor's policy to take account of local circumstances, recognising that high PTAL levels are not the only factor to be taken into account when assessing development density.</p>	- The Local Plan guides higher density development to areas with higher PTALs, as Policy H2 in the London Plan also encourages.
	Local Plan Part 2: Development Management Policies (emerging)	2018 (emerging)	<p><u>DMH3</u> A) Where offices are found to be redundant, their demolition and redevelopment for office accommodation will be supported. Where this is not feasible or viable, proposals for the conversion of offices to residential which fall outside of current permitted development rights will be supported where:</p> <p>i) the conversion of offices provide cladding an external finish that is suitable to a residential building and in keeping with the character of the area;</p> <p>ii) balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well-designed public realm and landscaping is demonstrated;</p>	<p>- The borough support office to residential conversions (where appropriate), which is conducive to this type of small site development in the borough.</p> <p>- The borough also also supportive of existing residential conversions into flatted development, however restricts conversions to 10% of the street. Point i and ii are tight restrictions and may need to be</p>

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		<p>iii) any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and</p> <p>iv) proposed homes have dual aspect⁴ wherever possible (see Mayor of London's Housing SPG). A sole aspect home into overlooking a parking court or other shared use rear area will generally be unacceptable.</p> <p><u>DMH 4</u> Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:</p> <p>i) it is on a residential street where the proposal will not result in more less than 10% of properties have been being redeveloped into flats; Including the number of houses which have been redeveloped for new blocks of flats.</p> <p>ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed for assessment purposes;</p> <p>ii) it complies with all other polices in this plan.</p> <p>iii) the internal floor area of the original building to be converted is at least 120 sqm; and</p> <p>iv) units are limited to one unit per floor for residential conversions.</p> <p><u>DMH6</u> There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:</p> <p>iv) development on backland sites must be more intimate in mass and scale and lower than frontage properties</p>	<p>reviewed if intensification pressures mean more residential space around the borough is required.</p> <p>- The borough are generally against garden development and restrictive in policy. They do however allow some backland development if it 'more intimate in mass and scale' than the frontage properties. This follows a suburbia type development and may present an option for intensification within the borough of Hillingdon.</p>
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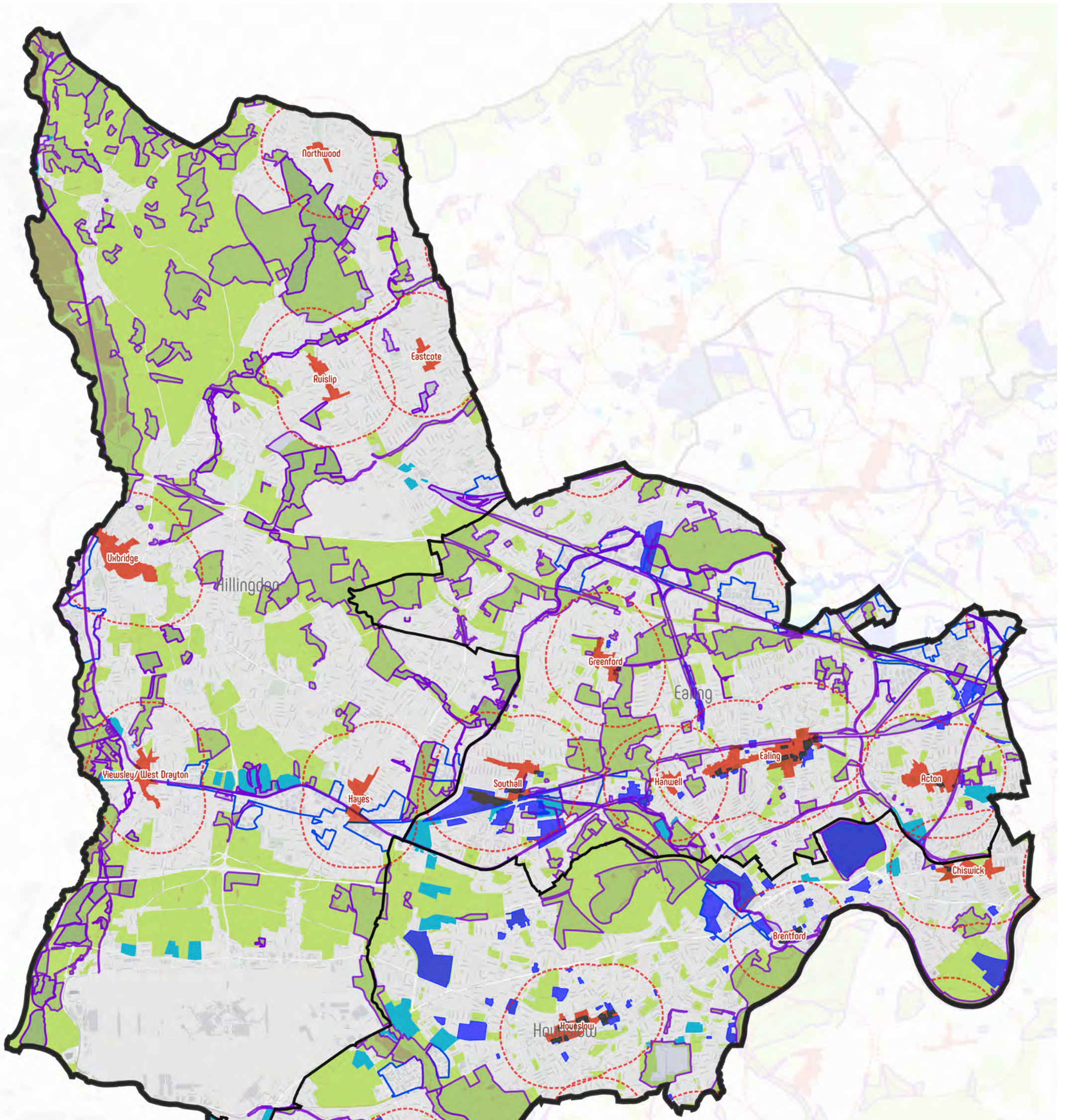
West London Small Sites SHLAA Appendix 2: Review of Relevant Development Plans, Policies and Guidance for the 'Small Sites' SHLAA

	Local Plan Part 2: Site Allocations and Designation (emerging)	2018 (emerging)	No additional policies.	
	Hillingdon Design and Access Statement SPD: Residential Layouts	July 2006	<u>3.4 Backland development</u> This type of development must seek to enhance the local character of the area. The plot should be of sufficient depth to accommodate new housing in a way which provides a quality residential environment for new and existing residents.	- The borough accept, in principle, the scope for residential development on backland.
LB Hounslow				
	Local Plan	September 2015	<p><u>SC4 (c)</u> (c) Having regard to the density ranges contained within the London Plan Policy 3.4 to help guide the design and scale of new housing developments. Notwithstanding this consideration, where opportunities to maximise housing densities at suitable larger sites in areas of good public transport accessibility exist or can be created, they should be explored where all other planning policies can be fully satisfied to achieve sustainable development.</p> <p><u>SC6 (C)</u> Recognising that properties in locations suitable for more intensive household occupancy may be appropriate for conversion to HMO (Policy SC10) or conversion to several flats, other locations will be preferred to remain as family houses or potentially for conversion to flats of a more modest intensity of occupancy;</p> <p><u>SC7 (a)</u> Requiring that all alterations and additions do not harm the existing character and appearance of the building and its</p>	<p>- The Borough support increased density, as long as the development complies with other policies.</p> <p>- Policy SC6 (C) supports the conversion of properties (in appropriate locations) to HMOs. This supports small site type intensification. to intensify the area, while appreciating that some locations would not be suitable for this</p> <p>- The Borough exercises caution in regard to maintaining existing character in regard to development.</p>









West London Small Sites SHLAA Appendix 2: Review of Relevant Development Plans, Policies and Guidance for the 'Small Sites' SHLAA

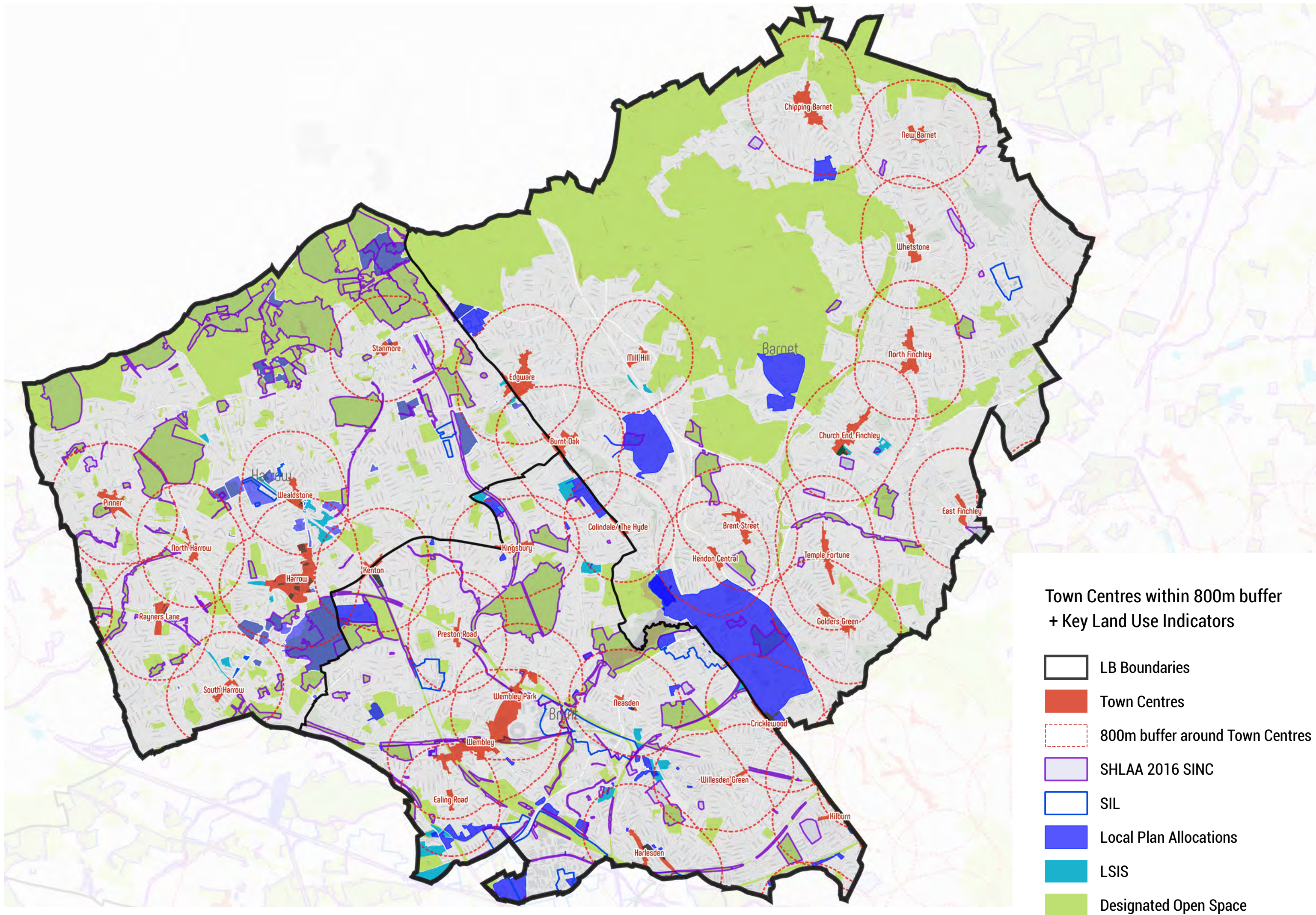
			context by ensuring development has regard to relevant design guidance and standards set out in Supplementary Planning Documents;	
	Residential Extension Guidelines	December 2017	No policies that say anything in addition to other documents.	









APPENDIX 3 - Key Indicators



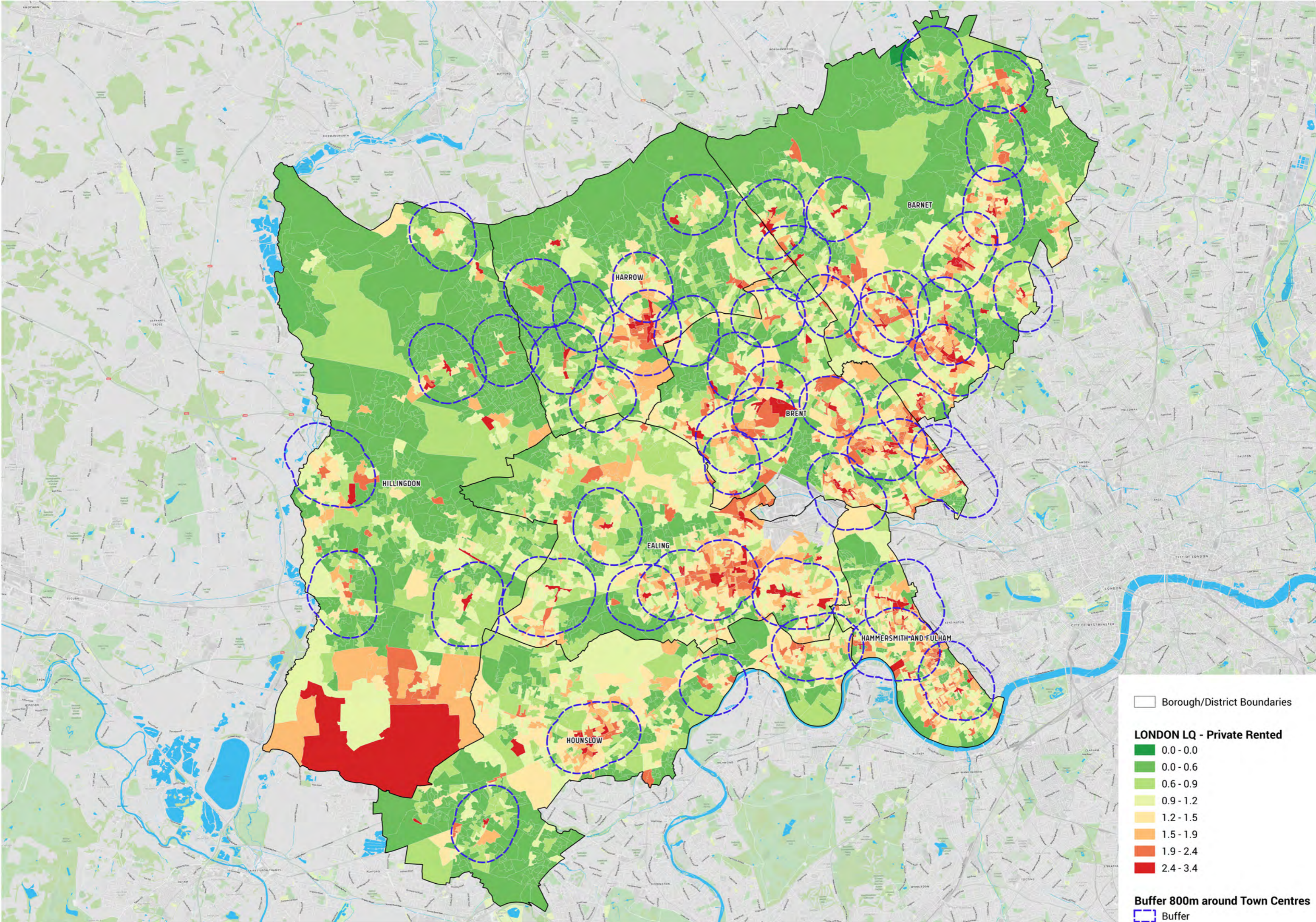
Town Centres within 800m buffer
+ Key Land Use Indicators

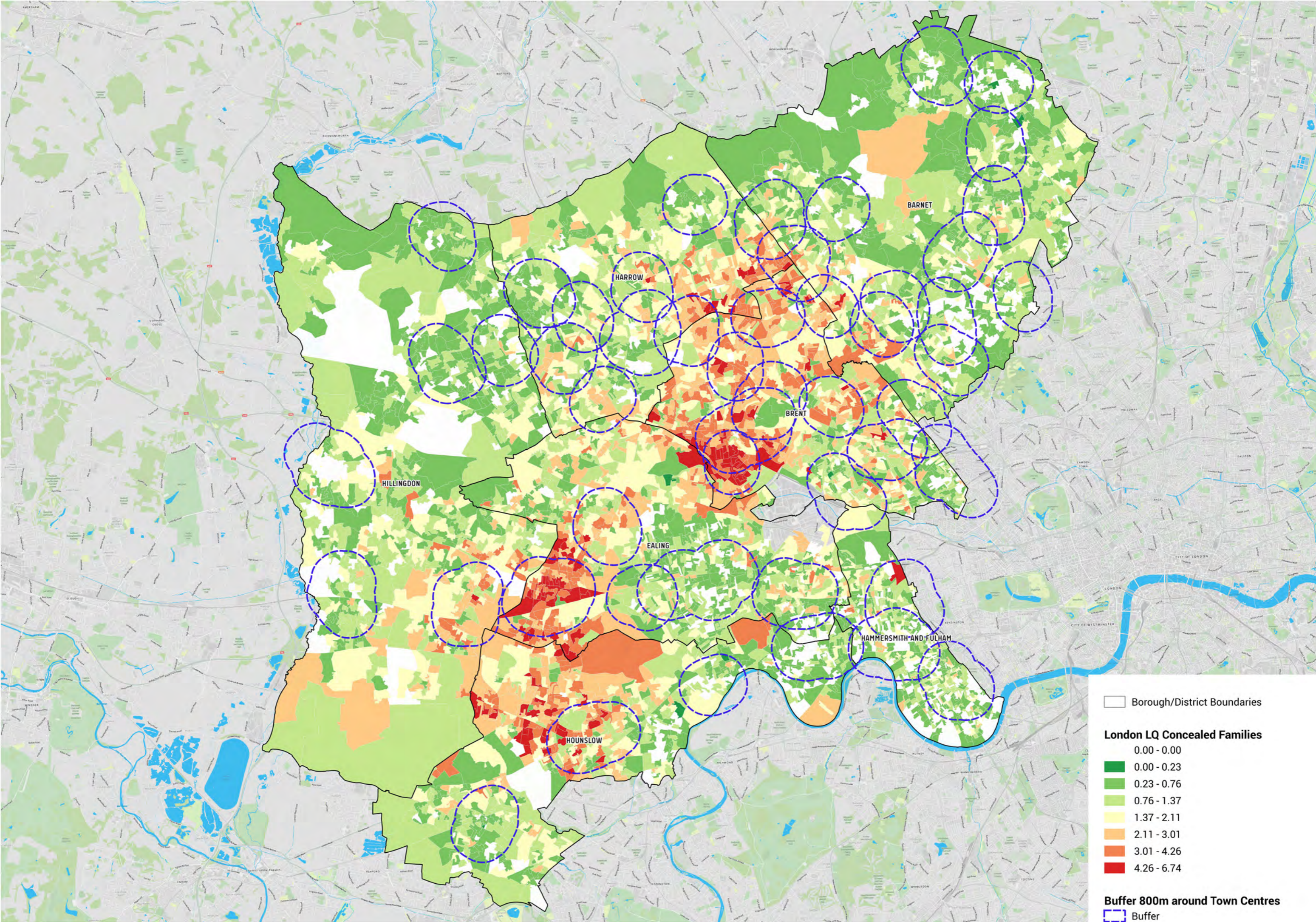
-  LB Boundaries
-  Town Centres
-  800m buffer around Town Centres
-  SHLAA 2016 SINC
-  SIL
-  Local Plan Allocations
-  LSIS
-  Designated Open Space



- Town Centres within 800m buffer + Key Land Use Indicators**
-  LB Boundaries
 -  Town Centres
 -  800m buffer around Town Centres
 -  SHLAA 2016 SINC
 -  SIL
 -  Local Plan Allocations
 -  LSIS
 -  Designated Open Space

APPENDIX 4 - Census LQ Maps





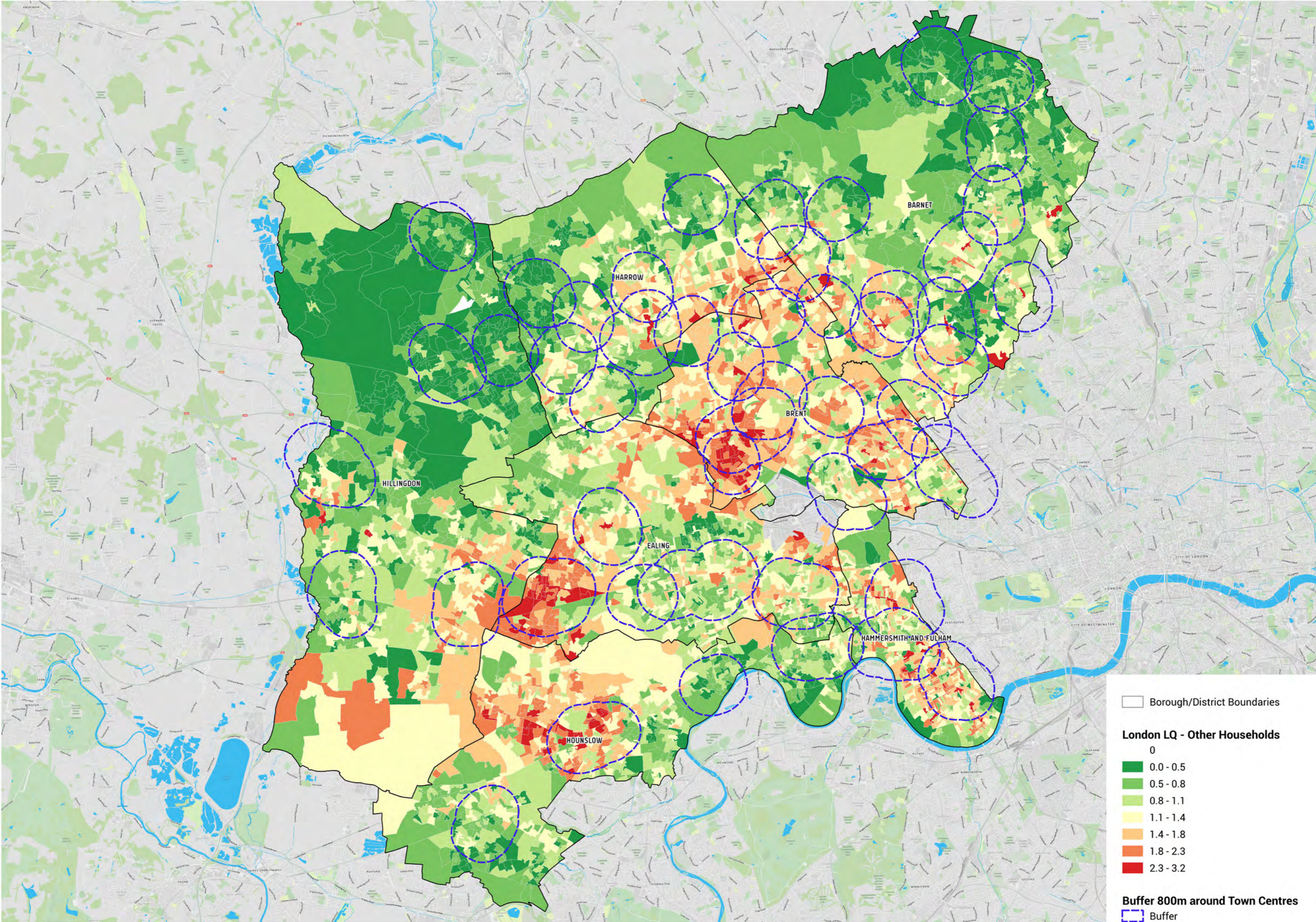
□ Borough/District Boundaries

London LQ Concealed Families

- 0.00 - 0.00
- 0.00 - 0.23
- 0.23 - 0.76
- 0.76 - 1.37
- 1.37 - 2.11
- 2.11 - 3.01
- 3.01 - 4.26
- 4.26 - 6.74

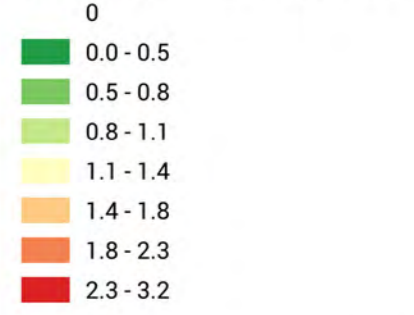
Buffer 800m around Town Centres

⬡ Buffer



□ Borough/District Boundaries

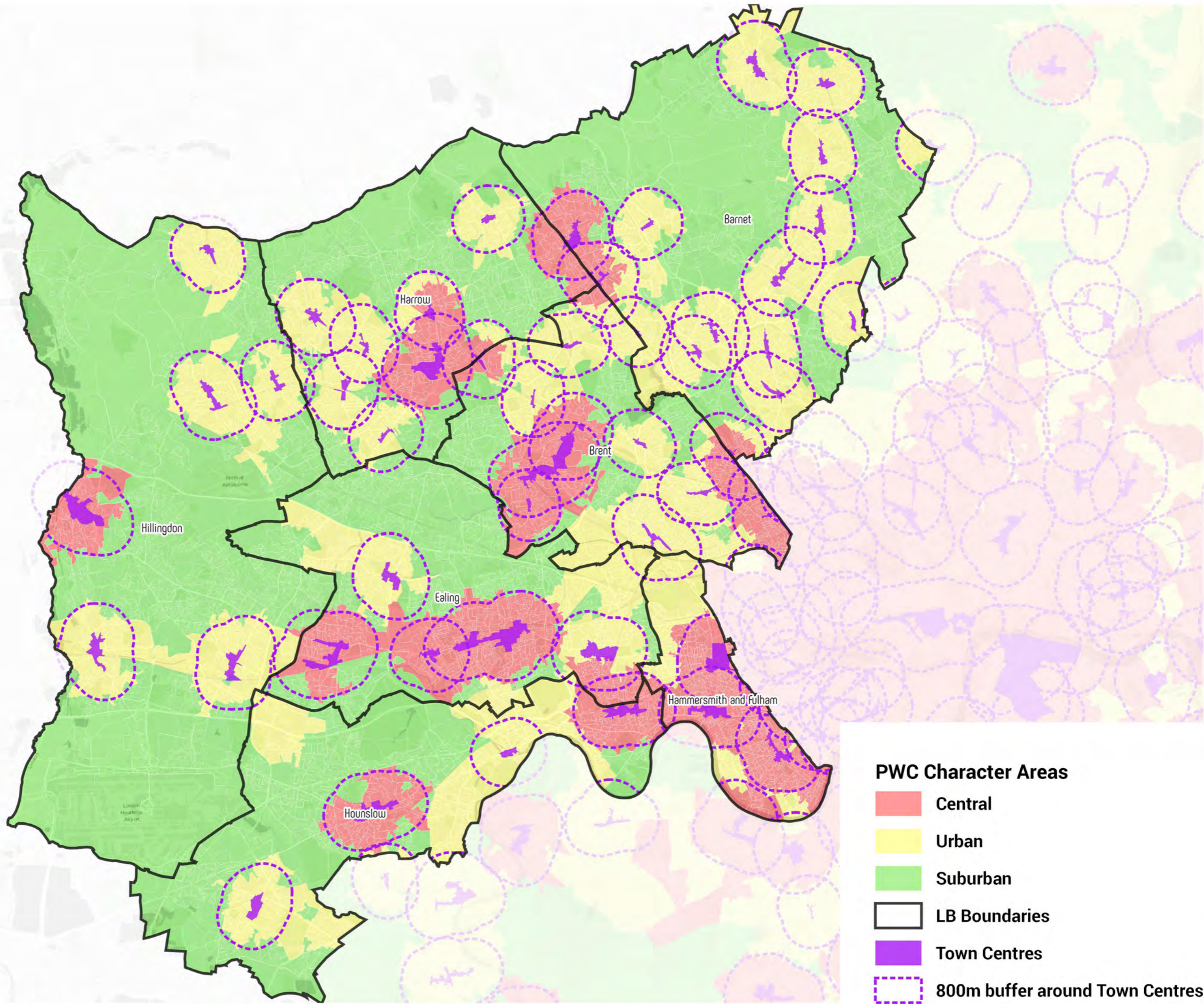
London LQ - Other Households



Buffer 800m around Town Centres

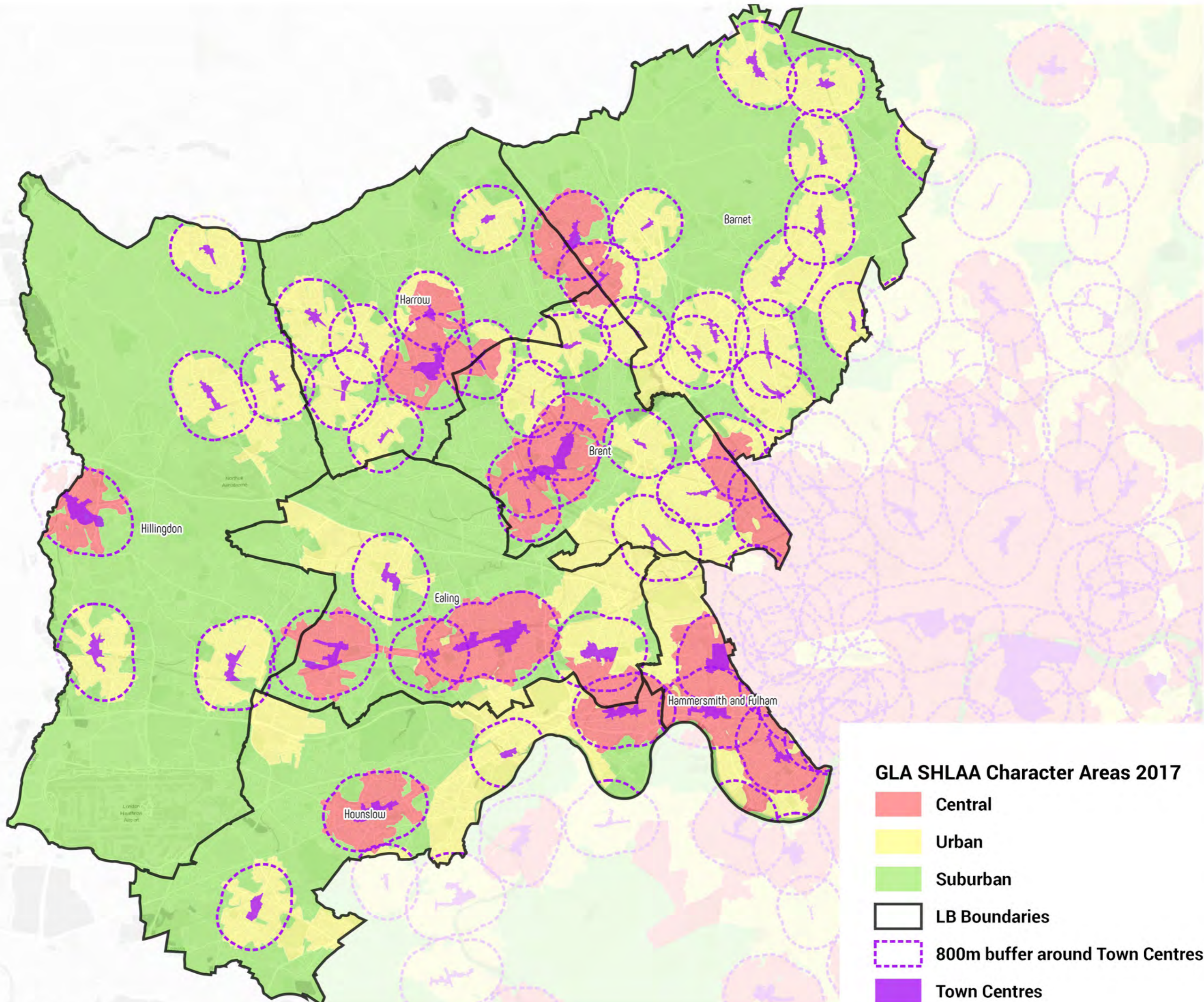
□ Buffer

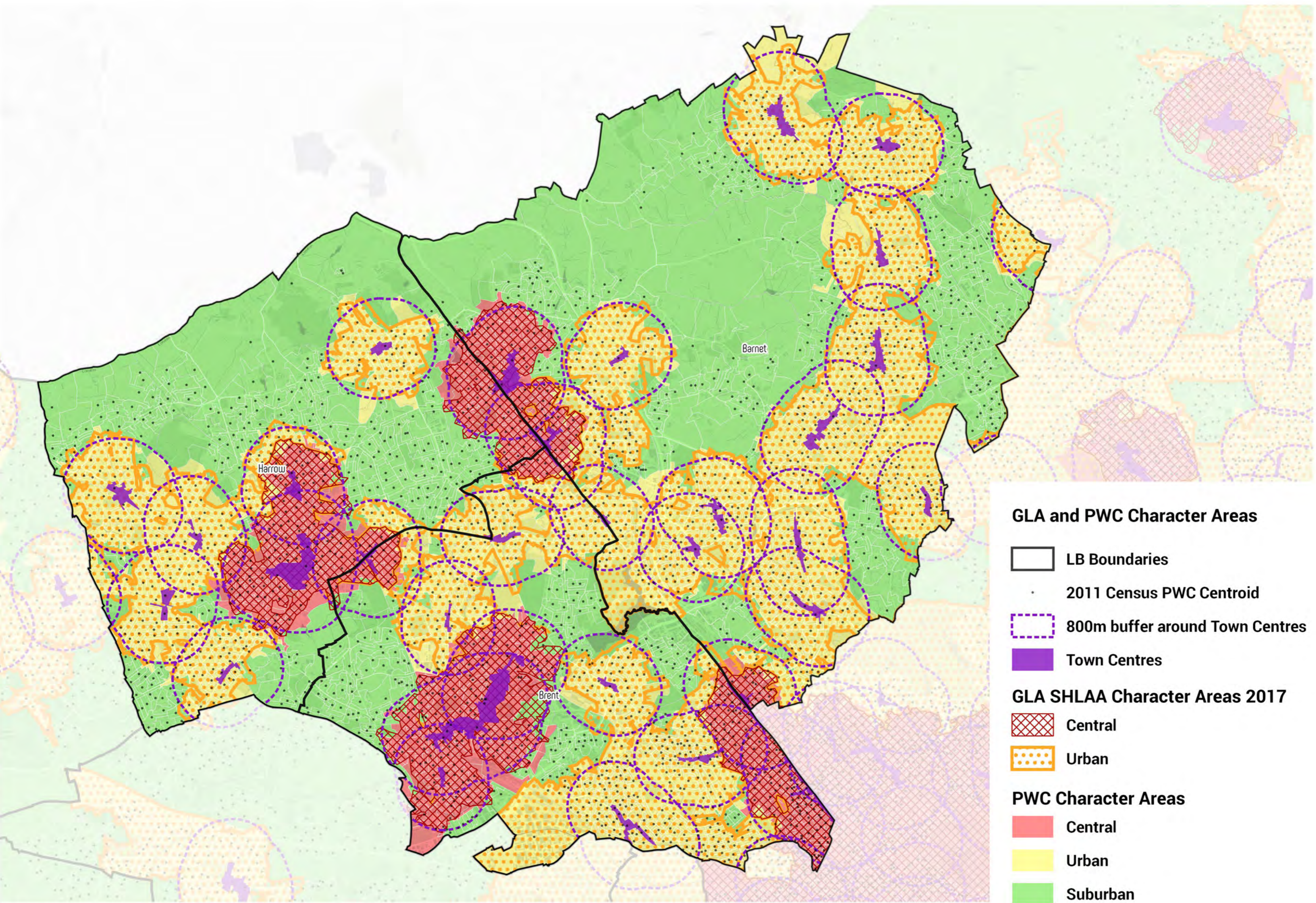
APPENDIX 5 - Character Maps












PWC Character Areas

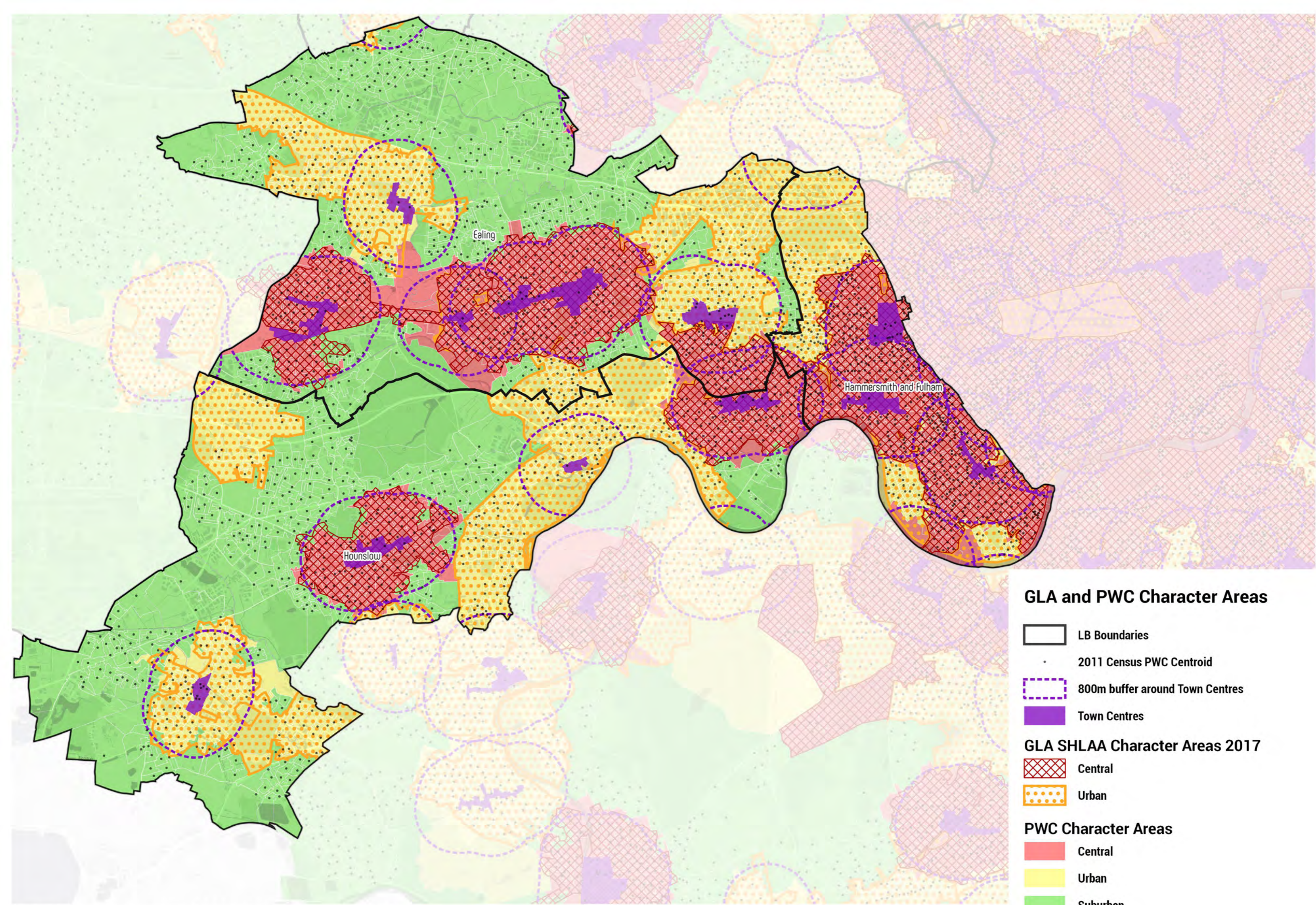
- Central
- Urban
- Suburban
- LB Boundaries
- Town Centres
- 800m buffer around Town Centres





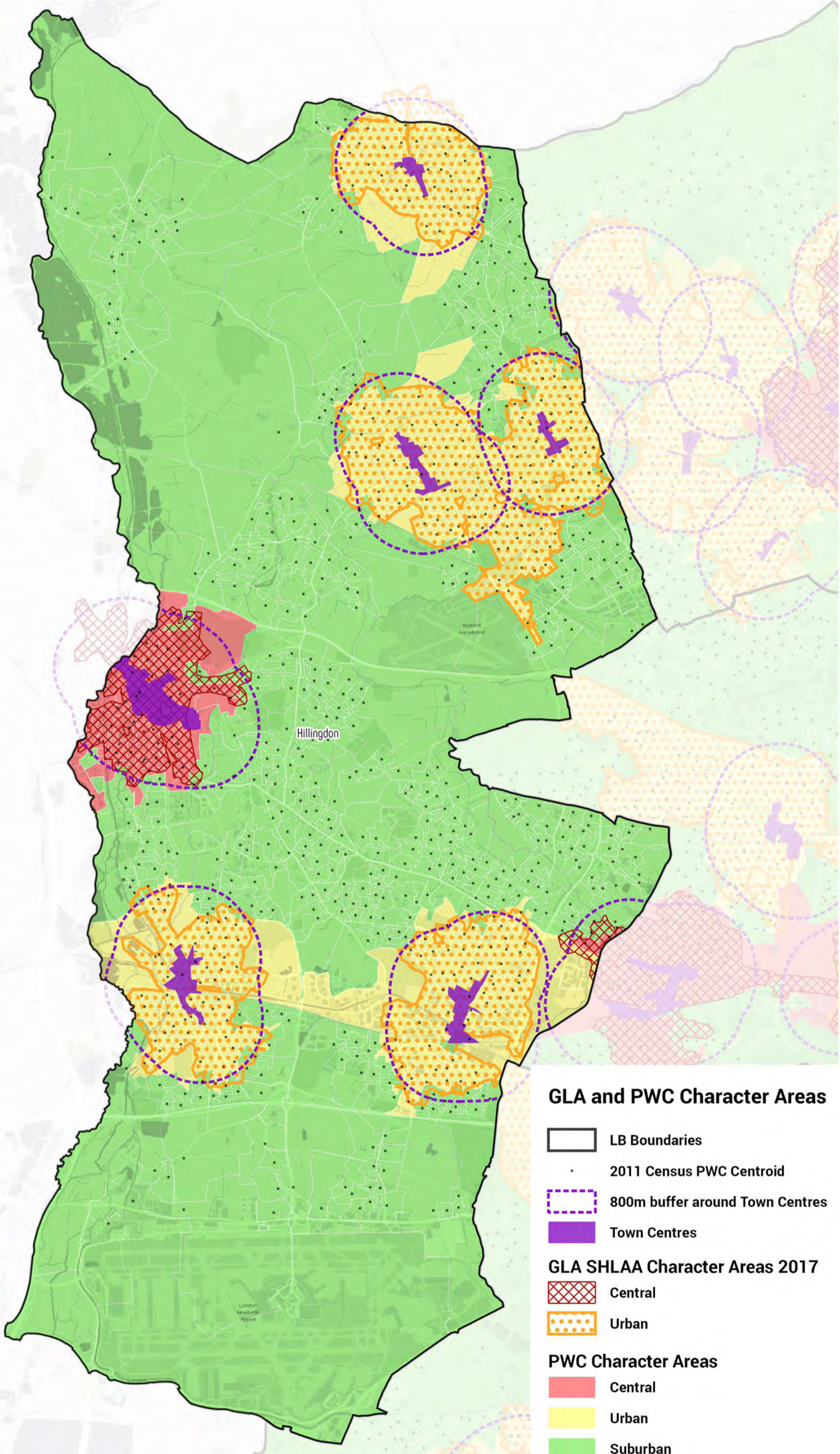
GLA and PWC Character Areas

-  LB Boundaries
-  2011 Census PWC Centroid
-  800m buffer around Town Centres
-  Town Centres
- GLA SHLAA Character Areas 2017**
-  Central
-  Urban
- PWC Character Areas**
-  Central
-  Urban
-  Suburban



GLA and PWC Character Areas

-  LB Boundaries
-  2011 Census PWC Centroid
-  800m buffer around Town Centres
-  Town Centres
- GLA SHLAA Character Areas 2017**
-  Central
-  Urban
- PWC Character Areas**
-  Central
-  Urban
-  Suburban

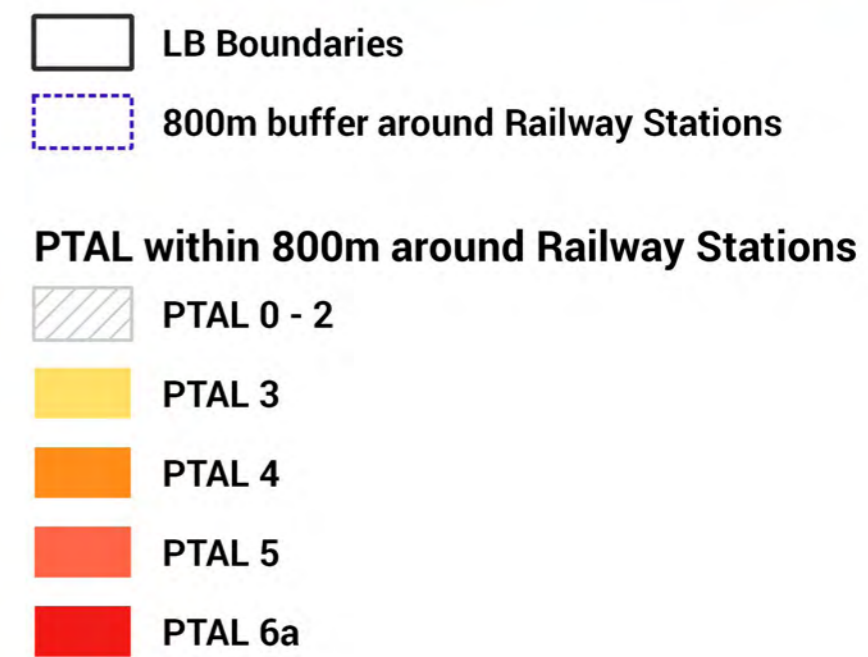
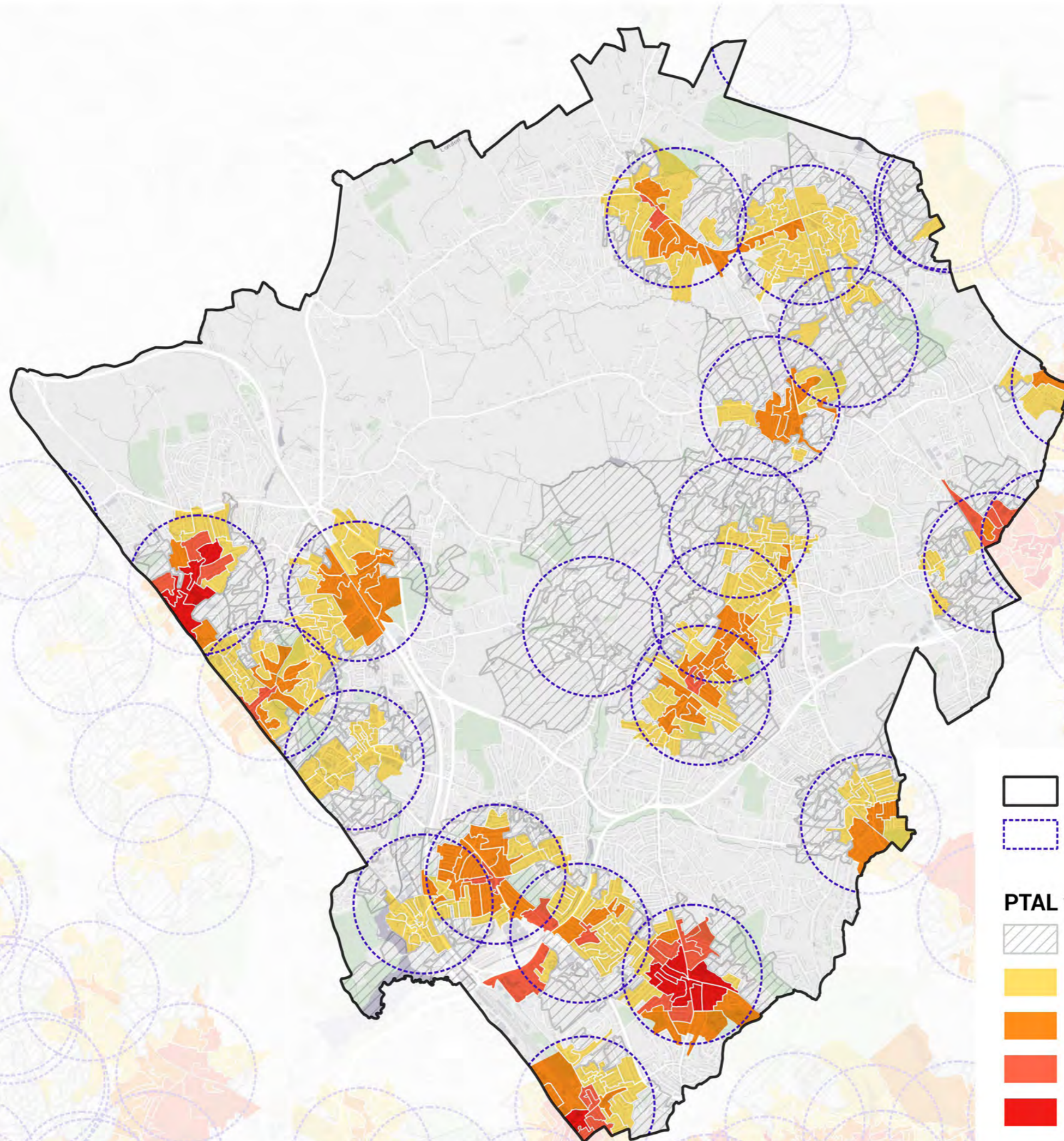


GLA and PWC Character Areas


-  LB Boundaries
-  2011 Census PWC Centroid
-  800m buffer around Town Centres
-  Town Centres
- GLA SHLAA Character Areas 2017**
-  Central
-  Urban
- PWC Character Areas**
-  Central
-  Urban
-  Suburban

APPENDIX 6 - PTAL Maps

LB Barnet

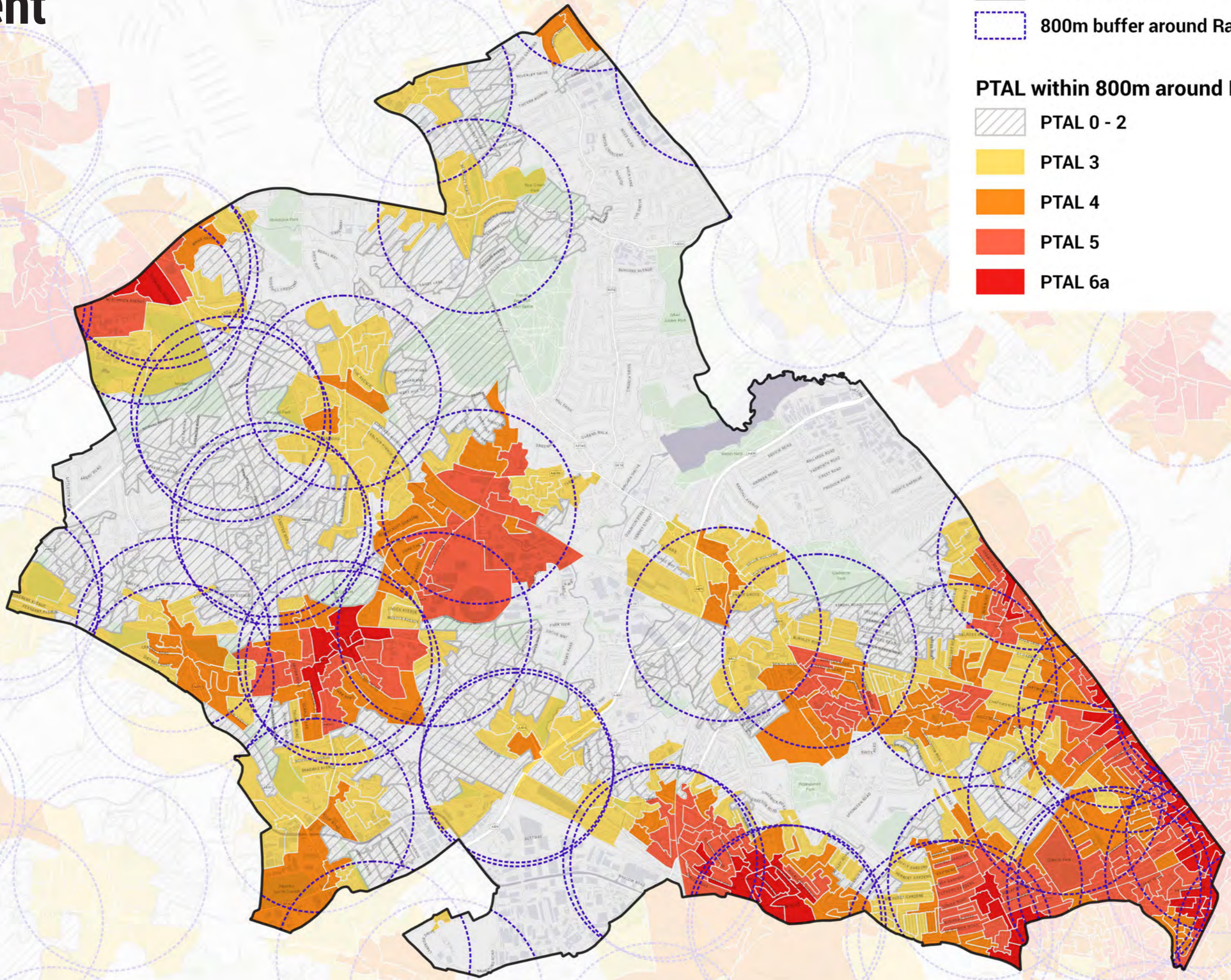


LB Brent

-  LB Boundaries
-  800m buffer around Railway Stations

PTAL within 800m around Railway Stations

-  PTAL 0 - 2
-  PTAL 3
-  PTAL 4
-  PTAL 5
-  PTAL 6a

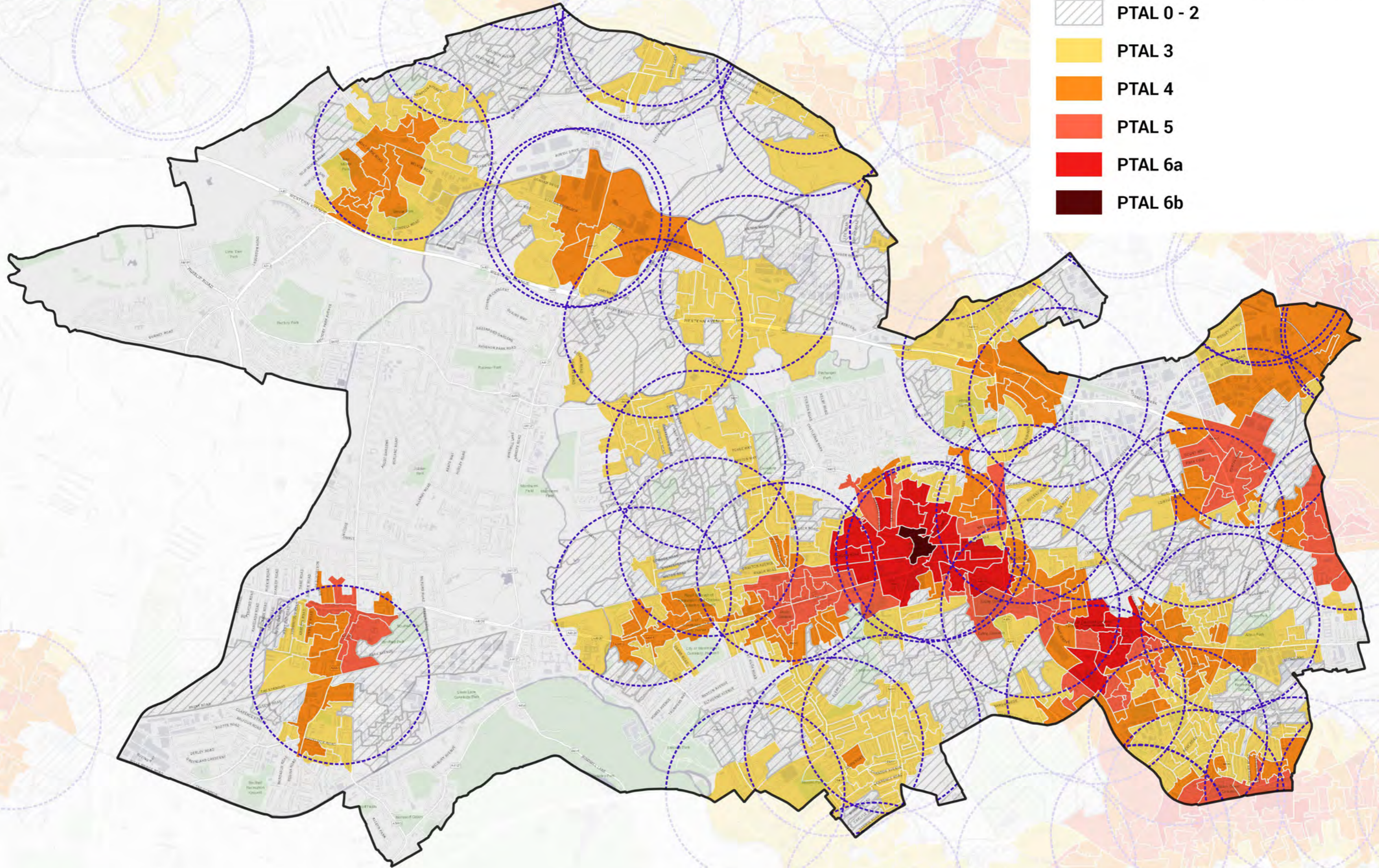


LB Ealing

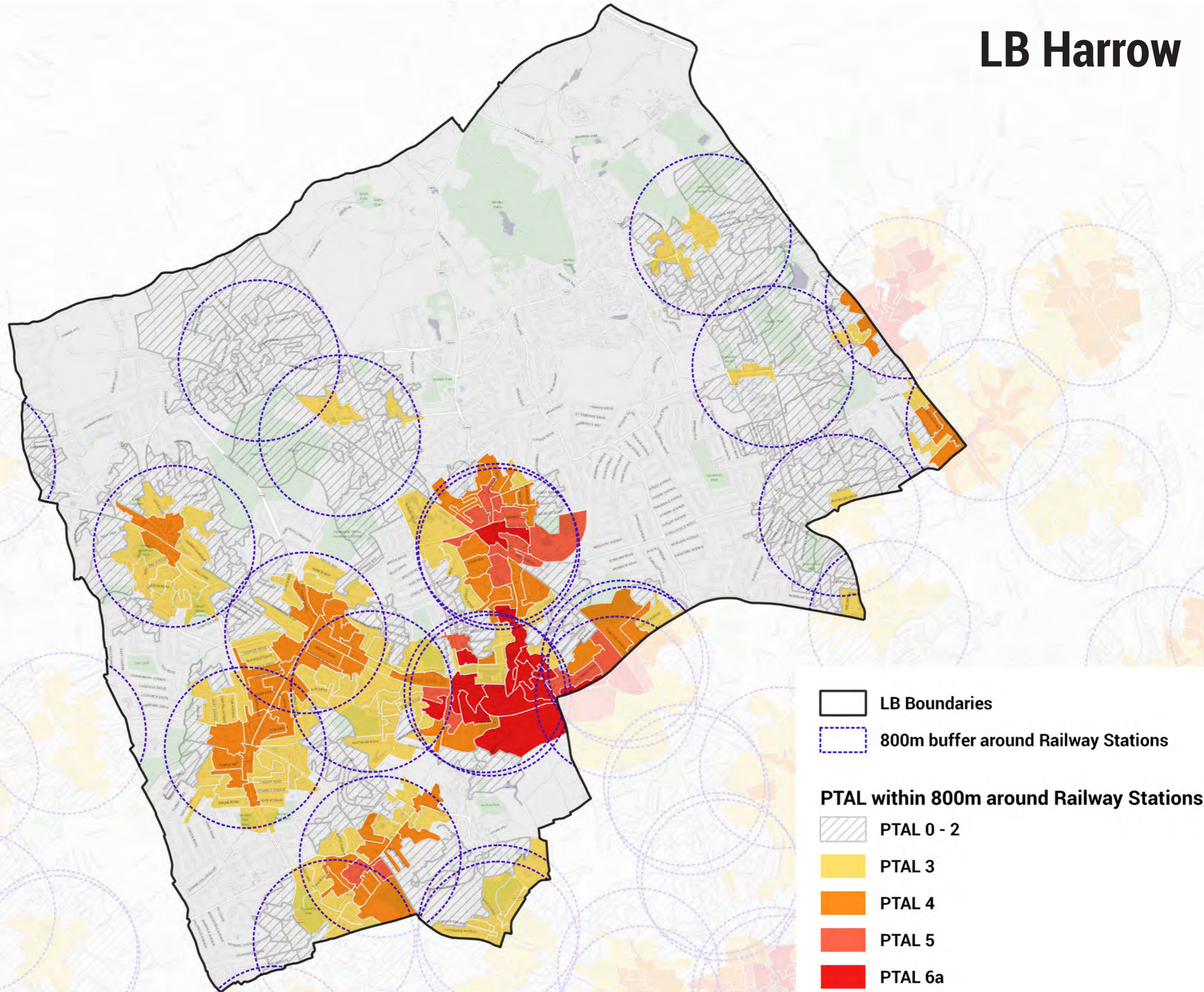
- LB Boundaries
- 800m buffer around Railway Stations








PTAL within 800m around Railway Stations

- PTAL 0 - 2
- PTAL 3
- PTAL 4
- PTAL 5
- PTAL 6a
- PTAL 6b

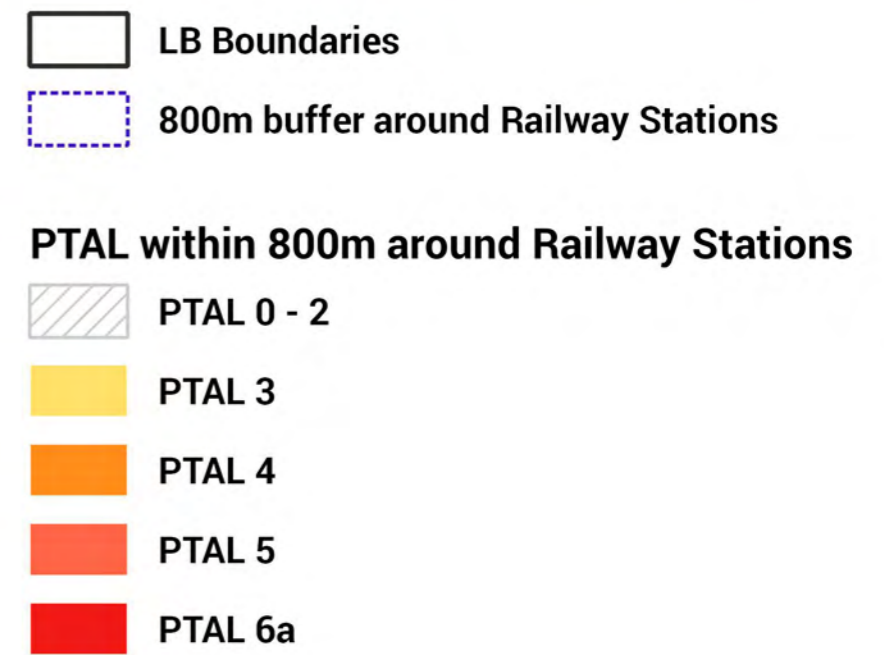
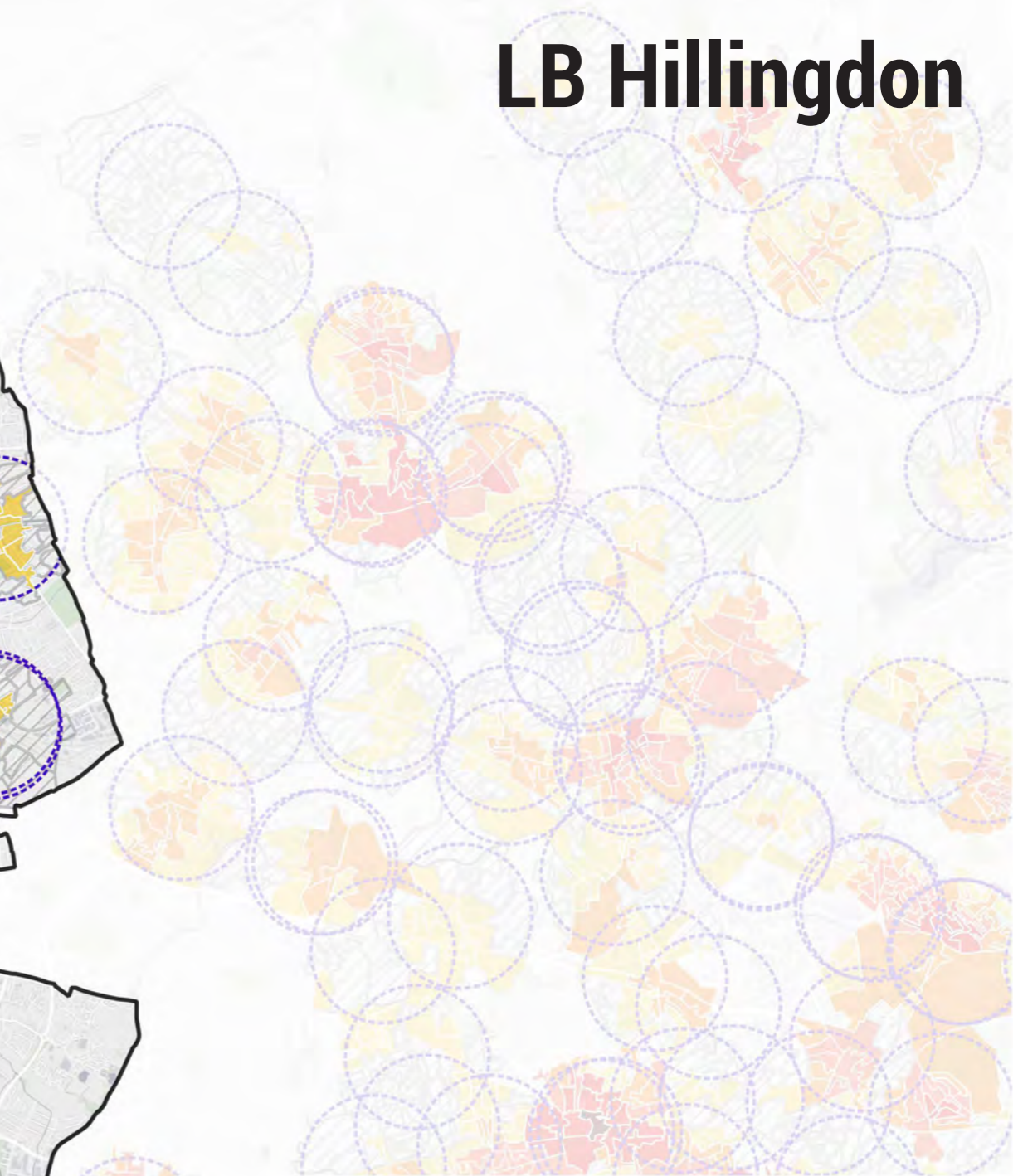
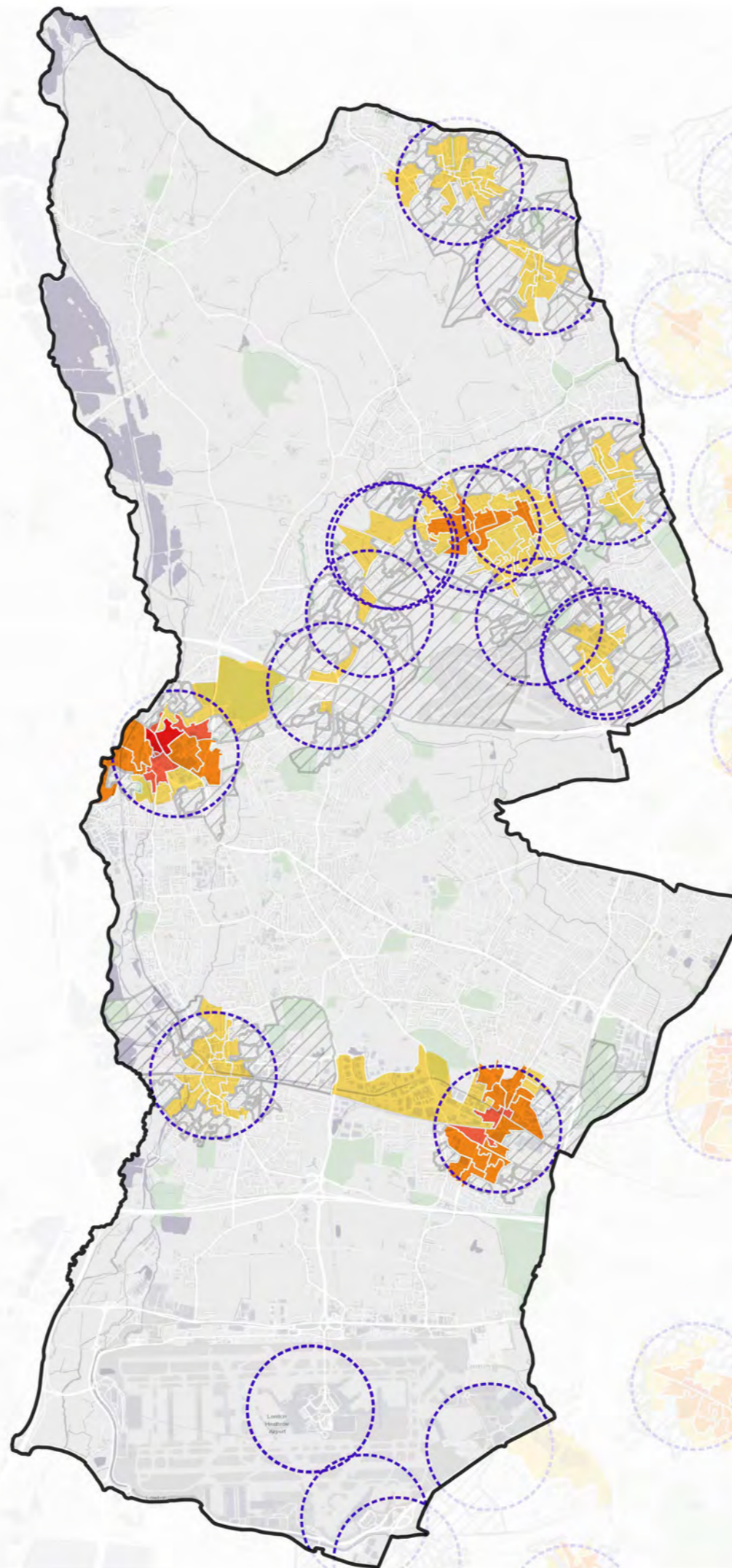


LB Harrow

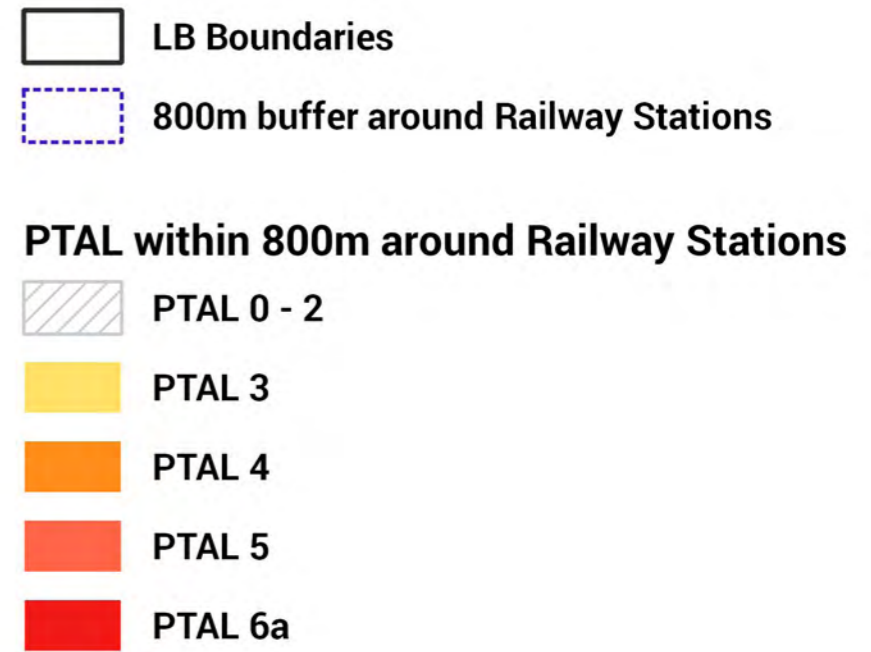
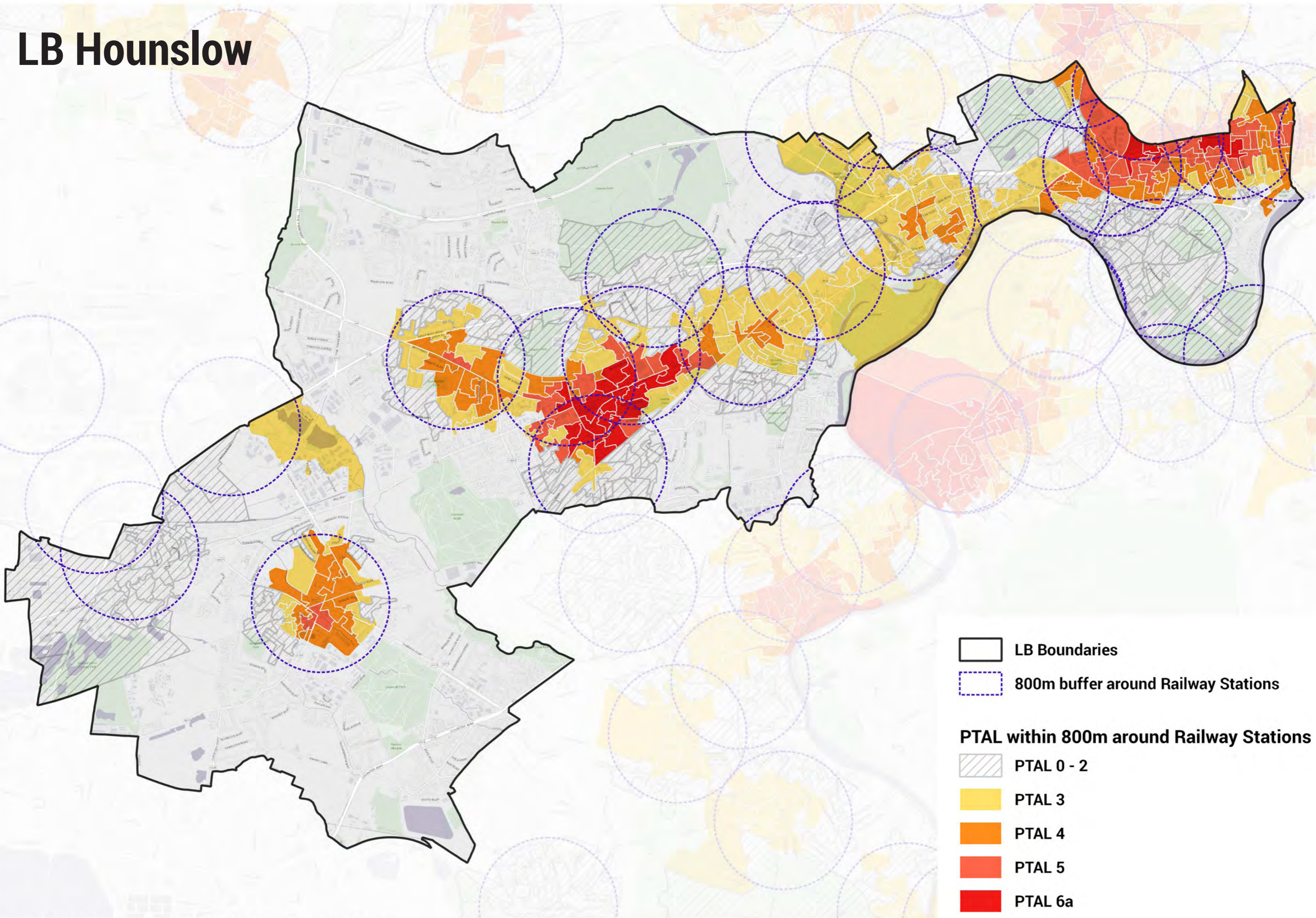


-  LB Boundaries
-  800m buffer around Railway Stations
- PTAL within 800m around Railway Stations**
-  PTAL 0 - 2
-  PTAL 3
-  PTAL 4
-  PTAL 5
-  PTAL 6a

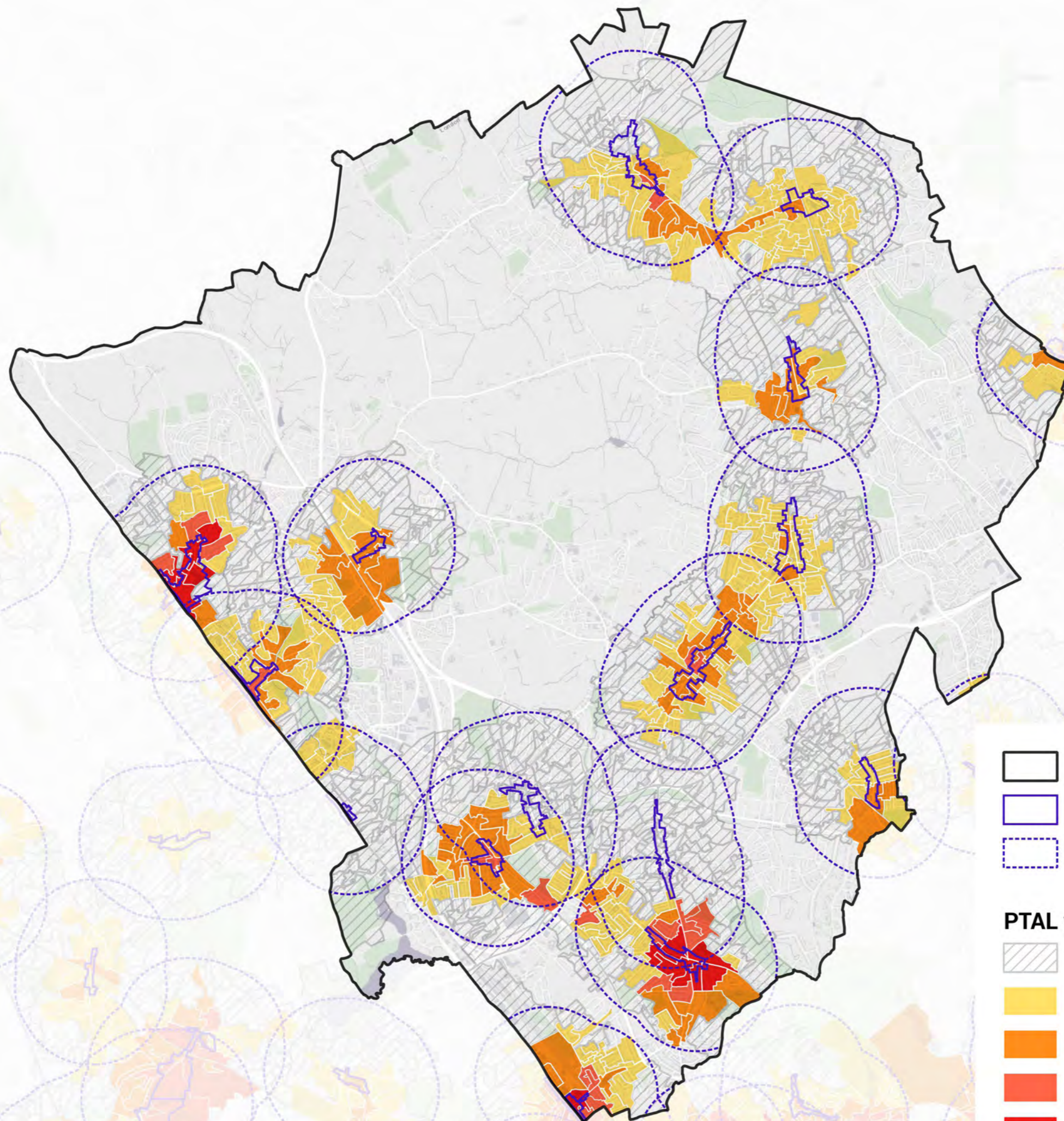
LB Hillingdon



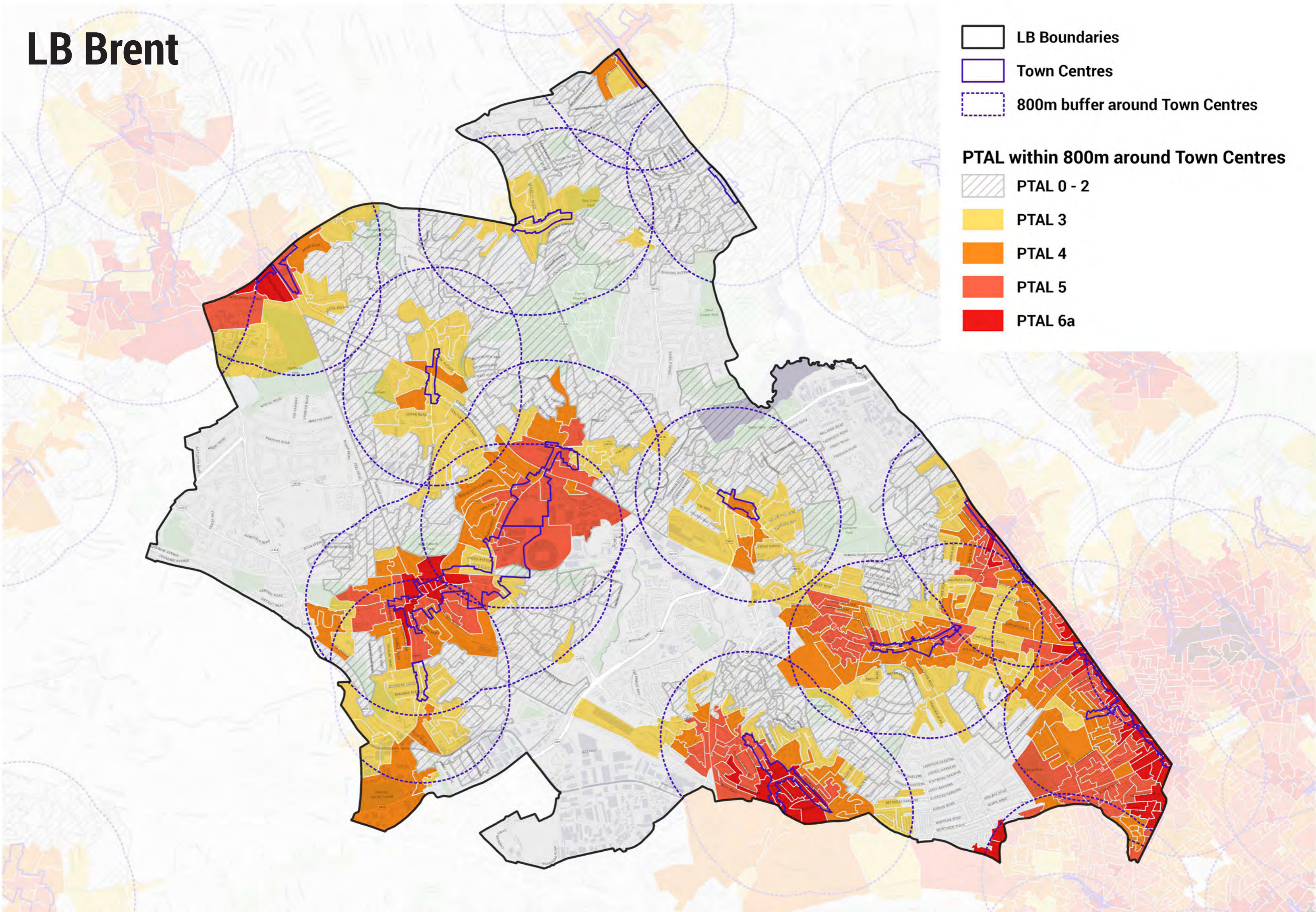
LB Hounslow



LB Barnet








LB Brent

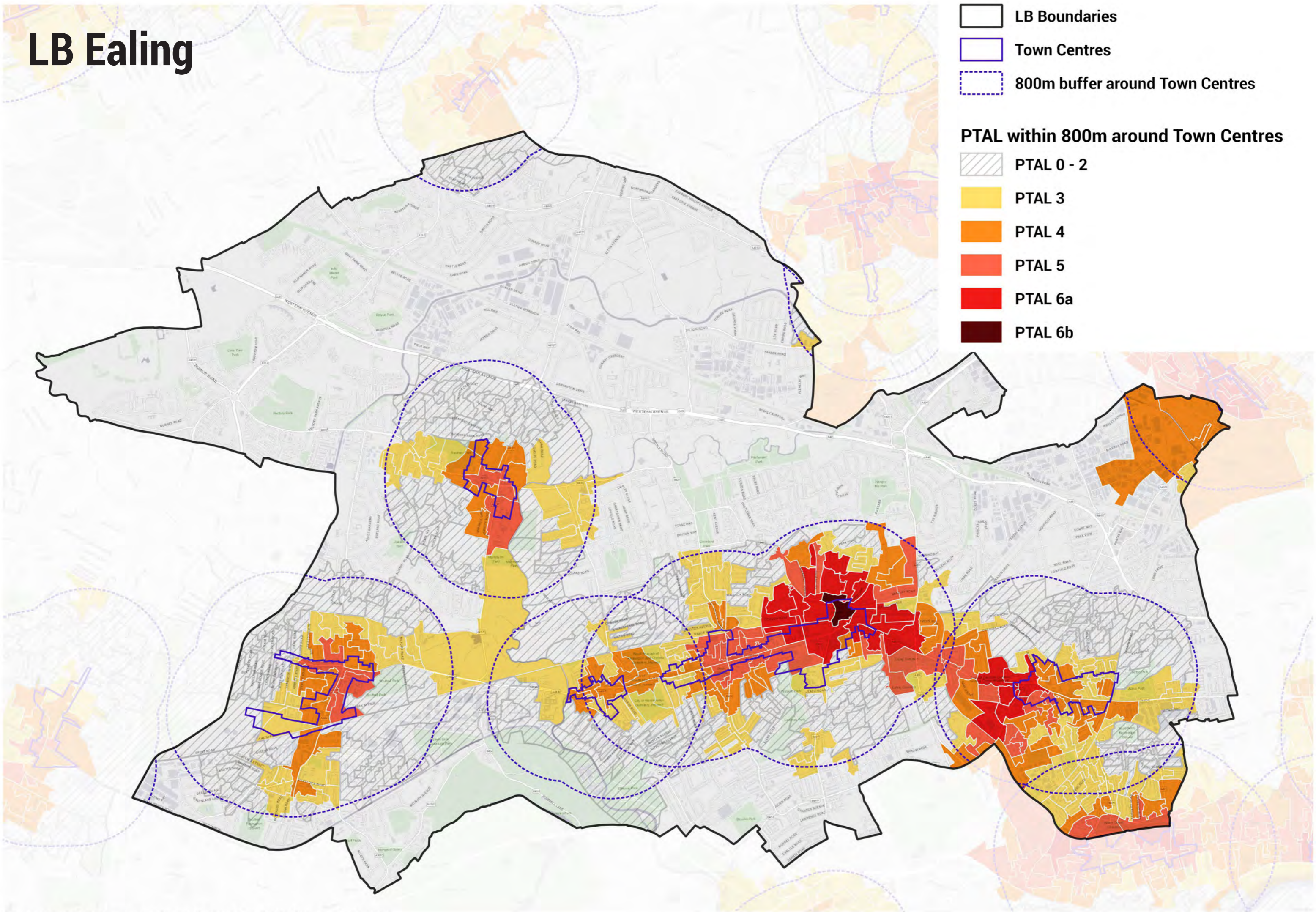


LB Ealing

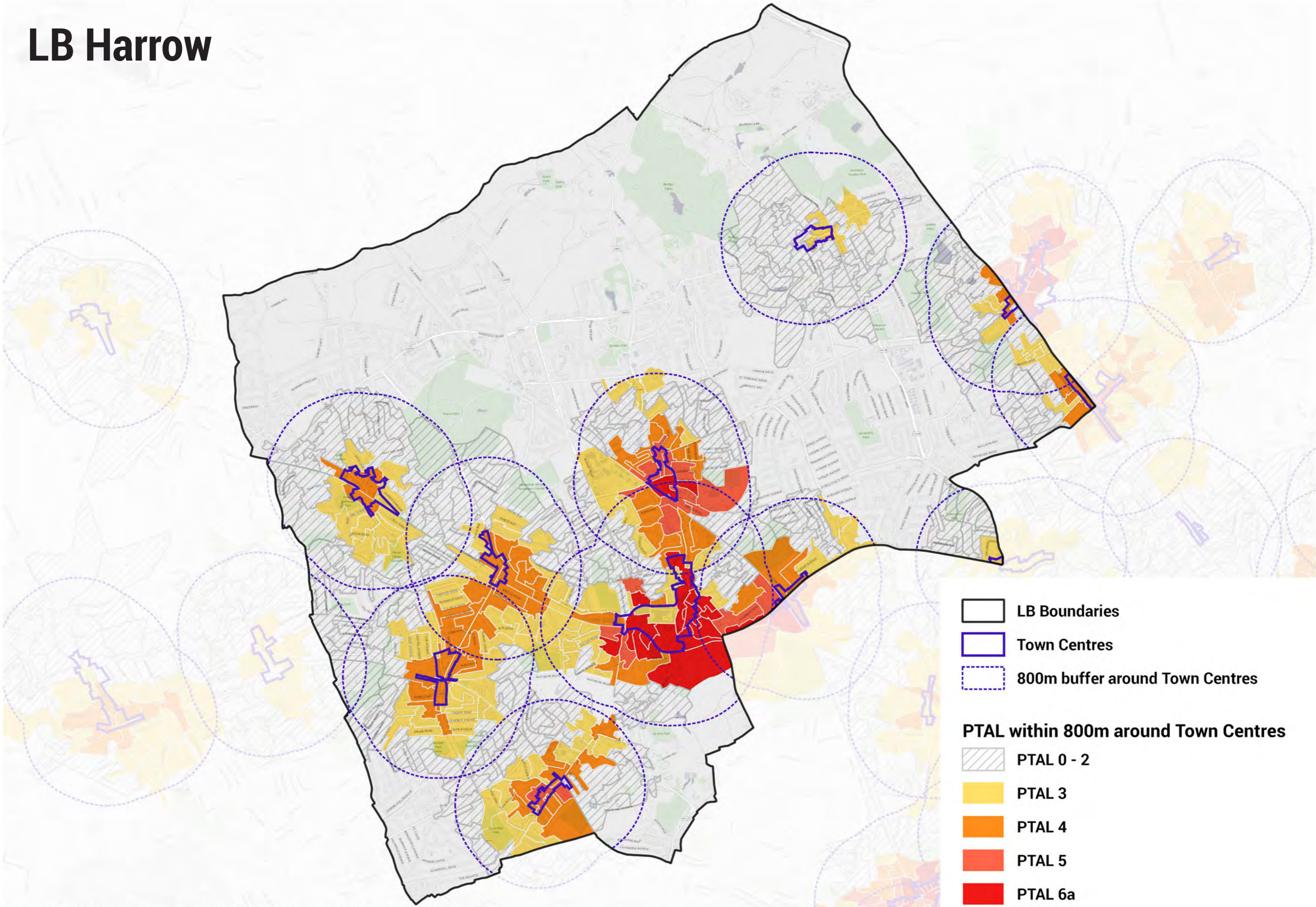
-  LB Boundaries
-  Town Centres
-  800m buffer around Town Centres

PTAL within 800m around Town Centres

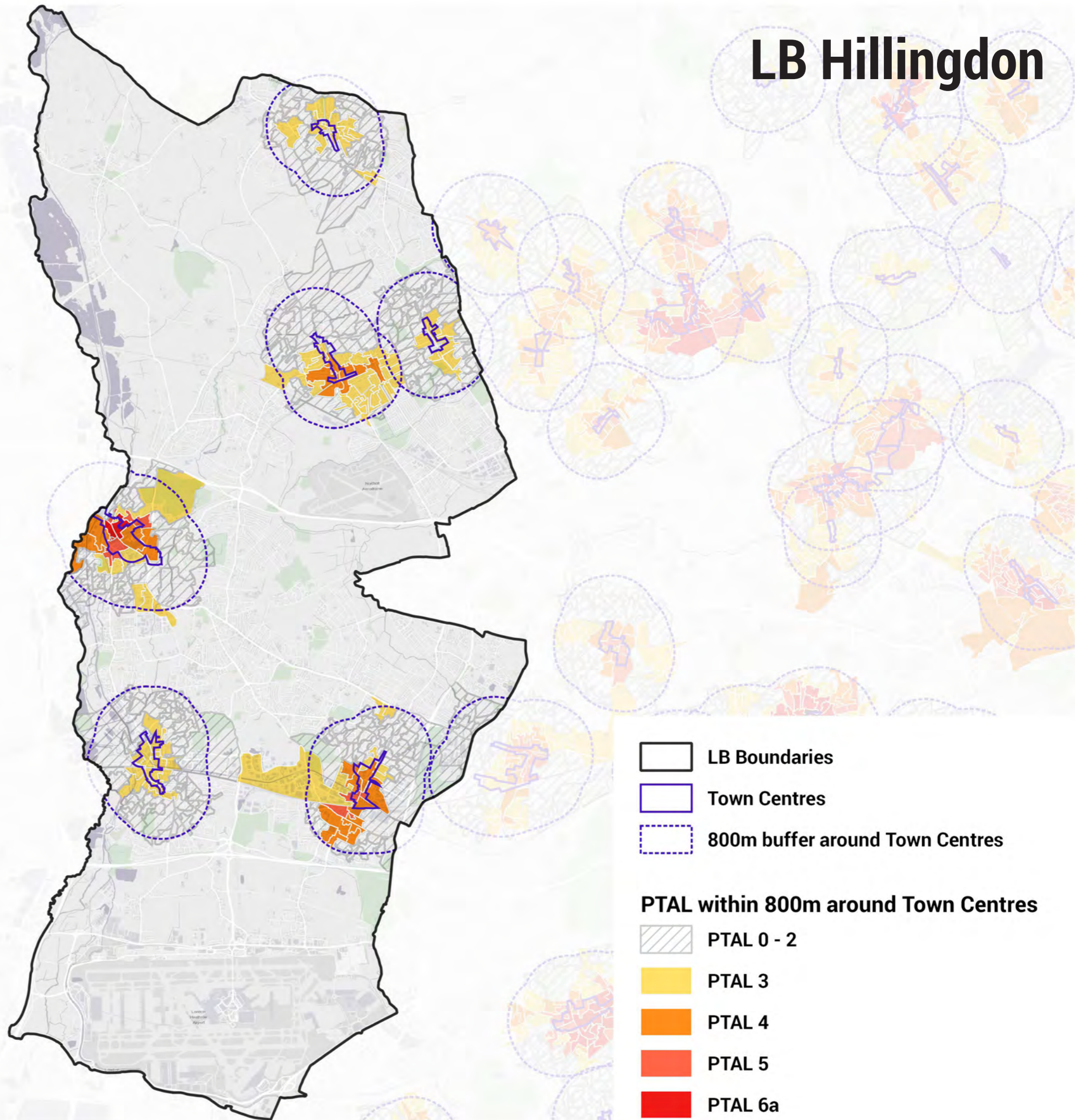
-  PTAL 0 - 2
-  PTAL 3
-  PTAL 4
-  PTAL 5
-  PTAL 6a
-  PTAL 6b



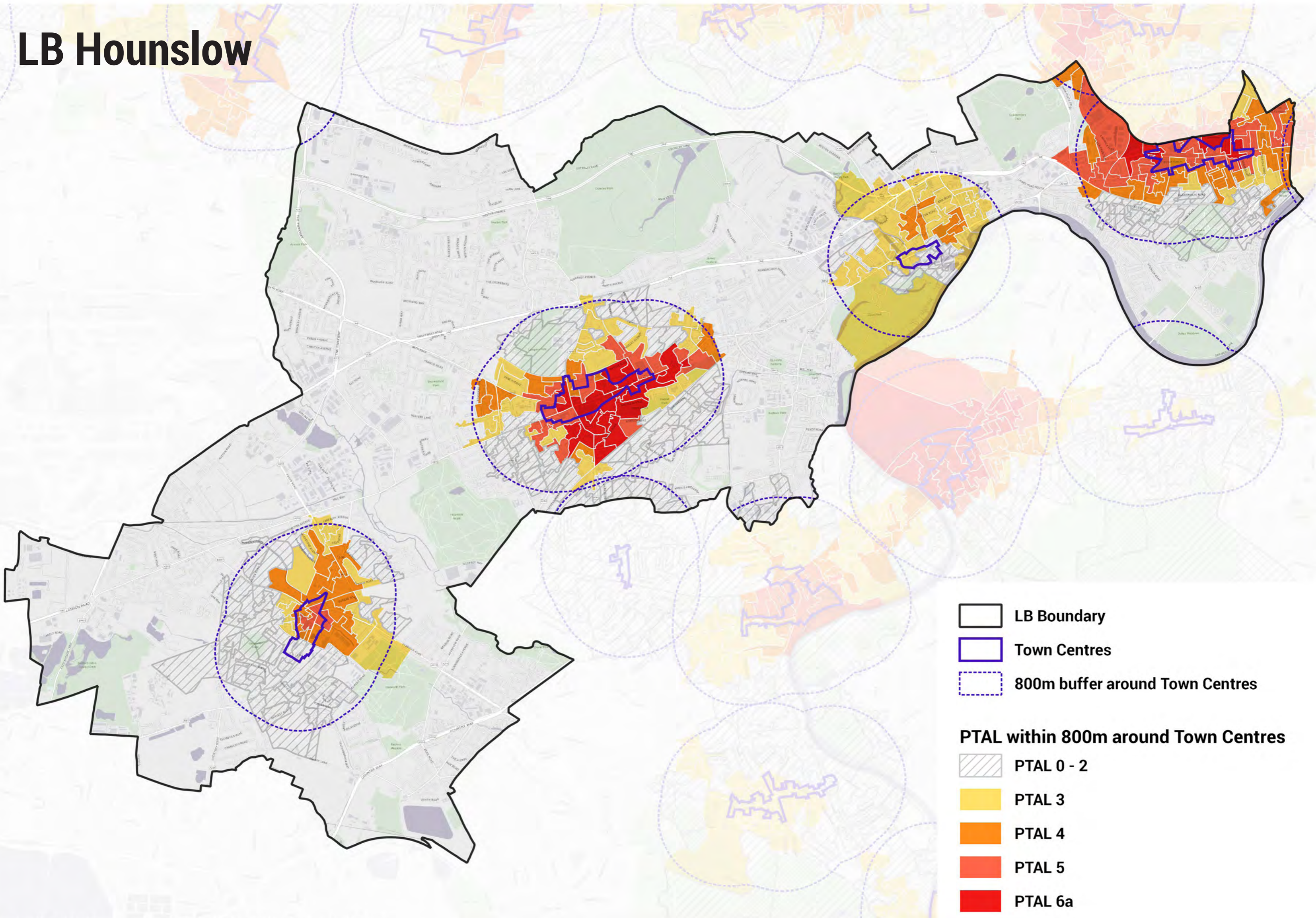
LB Harrow



LB Hillingdon








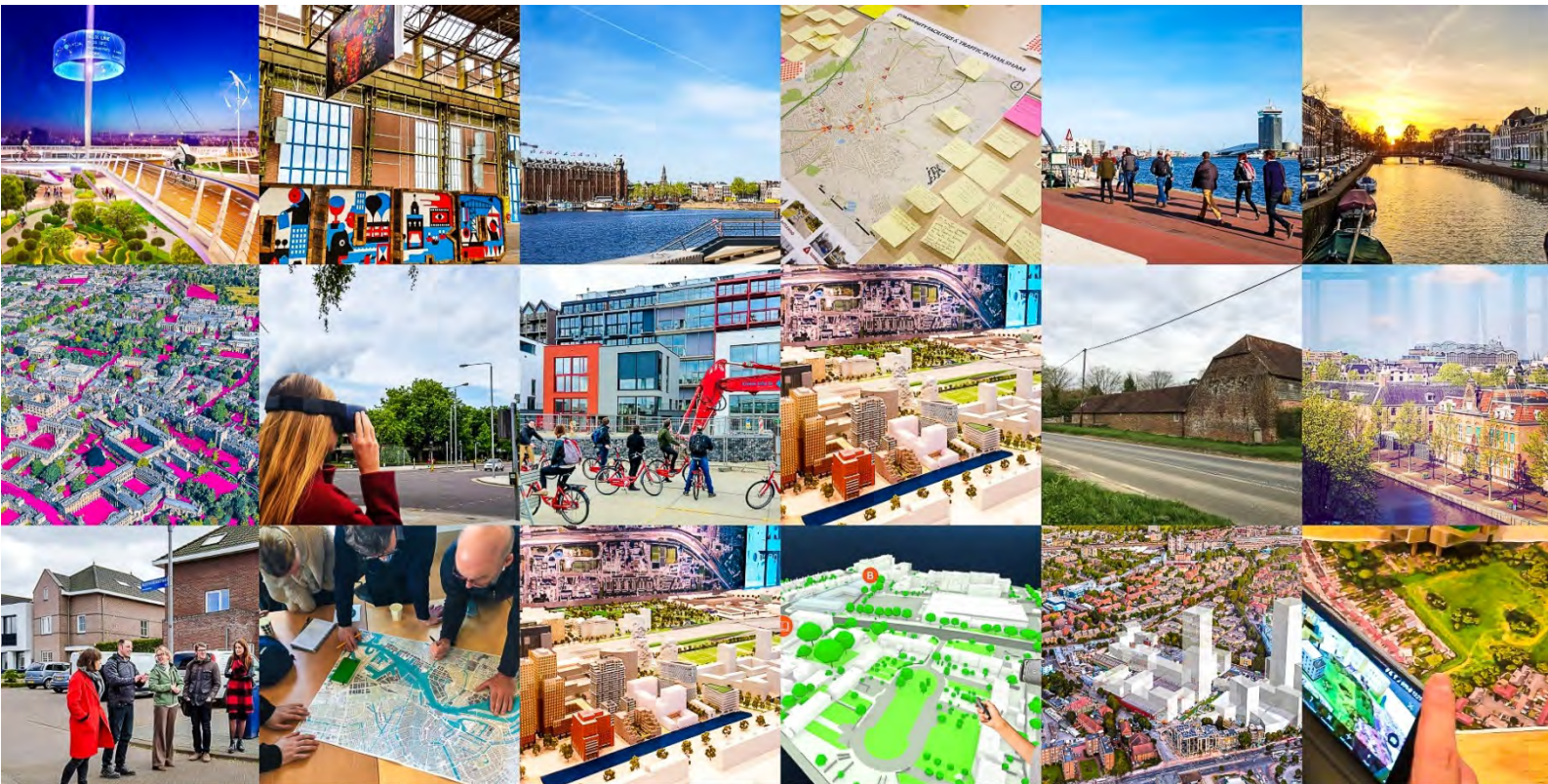
LB Hounslow



-  LB Boundary
-  Town Centres
-  800m buffer around Town Centres

PTAL within 800m around Town Centres

-  PTAL 0 - 2
-  PTAL 3
-  PTAL 4
-  PTAL 5
-  PTAL 6a



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